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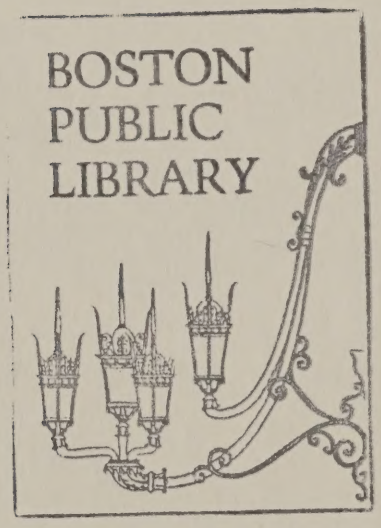
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BOSTON HOUSEHOLD SURVEY
PROFILE OF BOSTON NEIGHBORHOODS: EAST BOSTON, CHARLESTOWN, BACK BAY/BEACON HILL AND ALLSTON/BRIGHTON IN 1980 WITH 1970 COMPARISONS

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A brief profile of the populaton of East Boston, Charlestown, and Back Bay/ Beacon Hill, as well as the City of Boston, is provided in the accompanying tables. Information is included about population characteristics, households, occupations, housing, rental payments, income, and energy conservation.

This report describes each known characteristic of neighborhoods in sequence, rather than focusing on a particular aspect with respect to its stability or change, similarity or differences. This approach gives information that can be used flexibly to suit the user's needs.

The source of this information is primarily the 1980 Boston Redevelopment Authority Household Survey conducted by the Center for Survey Research of the University of Massachusetts. This survey was designed to preview the 1980 U.S. Census and to include many Census items, as well as to provide information on many items not contained in the Census. The data were obtained from a scientific sample of households that was large enough to insure appropriate representation and acceptable levels of sampling error for each neighborhood. They offer the most up-to-date information available about Boston's population, housing, work force, and income. The survey data provide an excellent way of comparing Boston's neighborhoods with each other and with the City as a whole.

The data are presented in the form of percentages within neighborhoods. In order to determine the actual number of persons in a neighborhood or in a category within a neighborhood, the proportions should be related to the 1980 U.S. Census count of persons in that neighborhood. Table 1 provides these basic numbers for each neighborhood. It indicates the number of persons residing in the neighborhood, defined in terms of B.R.A. planning district boundaries in 1970 and in 1980, with the intercensal change.

Between 1970 and 1980 Boston lost some 78,000 persons, or 12 percent of its 1970 population. However, this overall loss masks the experience of the various neighborhoods within the Eighth Congressional District. East Boston and Charlestown had population losses of 17 and 13 percent, respectively. In

contrast, Back Bay/Beacon Hill and Allston/Brighton showed population gains during the decade. Allston/Brighton grew by two and a half percent while Back Bay/Beacon Hill showed strong growth with a nearly 10 percent increase. These neighborhoods differ with respect to numerous characteristics other than population size and change during the past decade.

Population Characteristics

Age

The age distribution of the City of Boston has changed in the ten years between 1970 and 1980 as seen in Tables 2 and 3. The population is now much more concentrated in the age groups between 15 and 44 years old than was true a decade ago. There are proportionally fewer children and persons of older working age and elderly. This bulge in the middle of the age distribution is seen for the age distributions of Charlestown and Allston/Brighton, and is particularly pronounced in Back Bay/Beacon Hill. However, East Boston's age distribution has changed in a different way. Residents are more concentrated among elementary aged children and those at or near retirement age, the obverse of the "pig in the python" profile seen in the other three neighborhoods.

The median age of the City of Boston is currently 28 years of age, two years younger than it was in 1970. This indicates the large influx of young adults into the City, and the younger age profile of a growing minority population. The three neighborhoods tend to have an older average age than Boston as a whole.

Charlestown residents average 28 years of age also, indicating its popularity among young adults. East Boston and Back Bay/Beacon Hill average 31 and 33 years of age. East Boston is more heavily weighted toward an older population while Back Bay/Beacon Hill has a dearth of children of school age which pushes its average age upward.

Household Size

The average number of persons per Boston household declined from 2.8 in 1970 to 2.5 in 1980 in line with national trends. These declines are the result of (1) the greater tendency of young adults and elderly adults to live alone and (2) the decline in fertility of the past fifteen years or so.

The average household size varies across neighborhoods. On the low end is Back Bay/Beacon Hill wih 1.5 persons per household. Charlestown, East Boston and Allston/Brighton are average with 2.4, 2.5 and 2.3 persons per household, respectively.

For Boston as a whole, almost one-third of the households contain only one person; households containing either one or two persons represent almost two-thirds of all households. While East Boston tends to have a distribution of household sizes that closely resembles that for Boston as a whole, Charlestown's and Back Bay/Beacon Hill's household sizes are noticeably different. Forty-one percent of Charlestown residents live alone. For Back Bay/Beacon Hill the figure is a whopping 60 percent live alone while another 35 percent live in two-person households. Therefore, only 5 percent of Back Bay/Beacon Hill residents live in households of three or more persons.

Marital Status

The marital status of Boston's adult population is considerably different from that of the United States where some 60 percent of the adults are married. However, it is not so different from other large cities. As seen in Table 5, 42 percent of Boston's residents are married compared to 50 percent in 1970. Thirty-nine percent have never married, 9 percent are widowed, 4 percent are separated, and 6 percent are divorced.

East Boston is one of the neighborhoods with a high percentage married (50%). Low percentage married and a high percentage never married characterizes Back Bay/Beacon Hill, as might be expected. The proportion of residents

widowed is high and approaches 15 percent in East Boston, Charlestown and several other neighborhoods. In East Boston, there is an unusually high percentage of divorced and separated persons (16%).

Family Composition

The family units that form Boston's households are of two basic types, families (two or more related individuals, as described in Appendix A) and unrelated individuals who may live alone or together with unrelated individuals or with families as boarders. Unrelated individuals have grown as a proportion of Boston family units during the last decade while husband-wife families have declined.

Unrelated individuals, i.e., one-person families, form 48 percent of Boston's family units compared to 39 percent in 1970.

Back Bay/Beacon Hill, and Allston/Brighton, with 78 percent and 72 percent unrelated individuals, respectively, have the highest proportions of any neighborhood. The presence of students and young professionals is the primary component of this high proportion of unrelated individuals. East Boston and Charlestown are closer to the Boston average with 33 percent and 44 percent of their residents unrelated.

Households headed by a married couple total 34 percent of Boston family units in 1980 compared to 44 percent in 1970. Married couples only form 13 percent of Boston households family units; another 19 percent of family units are composed of married couples with children.

Table 6 shows that all focal neighborhoods except Allston/Brighton tend to have a higher proportion of husband/spouse only families than does all of Boston. While East Boston (38%) and Charlestown (30%) have a goodly proportion of households with children compared to all Boston (31%), only 4 percent of Back Bay/Beacon Hill and 15 percent of Allston/Brighton family units contain children. On average, 40 percent of these households with children are single parent families. Families with an unmarried head now form 19 percent of Boston's family units, up slightly from 17 percent in 1970.

Racial Composition and Hispanic Origin

The proportion of Boston's population that is non-white, including Blacks, American Indians, Orientals and Cape Verdeans, has increased steadily during the past several decades to 25 percent.

However, the proportion of non-whites has not changed appreciably in three neighborhoods of interest, as seen in Table 7. East Boston, Charlestown and Back Bay/Beacon Hill have remained almost entirely white. The dramatic four fold increase in Allston/Brighton non-whites is due to an increase in Chinese. The number of Chinese in Allston/Brighton approximates the number in Central and South End (Chinatown). The doubling of the counted Spanish population in Boston in the past ten years is reflected in the fact that 2 to 4 percent of the residents of each of the neighborhoods reports themselves to be Hispanic (see Table 8).

Ethnic Background, Religion, and Language

Boston residents identify themselves as having many different places of family origin, although the four focal neighborhoods are similar in their concentration of those with a Northeastern European heritage. Bostonians most frequently mentioned Ireland (27%), Italy (12%), and other Western European countries (28%) as their place of family origin. Irish descendants are the predominant ethnic group in Charlestown (48%), with some Canadians, Italians, and British. Italians predominate in East Boston (57%) with a sizeable proportion of Irish (17%). Back Bay/Beacon Hill and Allston/Brighton are more mixed than are East Boston or Charlestown. About a quarter of Back Bay/Beacon Hill adult residents claim other Western European ancestry, as reported in Table 9. An additional 30 percent of Back Bay residents are of Irish or British descent.

The place of birth data in Table 10 show very different patterns for Boston and the four neighborhoods of interest. For Boston, the percentage of residents born in Massachusetts has had a small decline from 64 percent in 1970 to 60 percent in 1980. Those born elsewhere in the United States or in Canada have also shrunk, from 24 to 21 percent, while the percentage of persons born elsewhere throughout the world has grown by 50 percent.

In contrast, 83 percent of Charlestown residents were born in Massachusetts, and another 13 percent in other U.S. and Canada leaving only 3 percent foreign-born. This reflects a noteworthy lack of immigrants from outside of the local area, as will be seen in more detail in the Mobility section. Similarly, East Boston is composed of a sizeable 78 percent Massachusetts-born and a small additional 7 percent born in the U.S. or Canada. A noteworthy chunk (15%) are foreign born, presumably mostly Italian and some Hispanic.

On the other hand, only 41 percent of Back Bay/Beacon Hill residents were born in Massachusetts, the lowest proportion for any City neighborhood. Fully, 44 percent were born in the rest of the U.S. and Canada. This reflects the attractive power of this neighborhood for students and for young adults. Some 16 percent were born in a variety of places (elsewhere in the world). Allston/Brighton has a similar place-of-birth profile.

The language spoken at home correlates with ethnic origin and country of birth. In the four neighborhoods, the only large group of non-English-speaking persons are the 12 percent of East Bostonians who speak Italian at home. In addition, 6 percent of Allston/Brighton residents speak Chinese. There are smaller numbers of Spanish-speaking in each of the neighborhoods.

The religious upbringing of neighborhood residents varies quite a bit. Ninety-three percent of East Boston residents were raised as Catholics. Four out of five Charlestown residents were raised Catholic with the remainder raised as Protestants. In Back Bay/Beacon Hill and Allston/Brighton, half were raised as Catholics, one-quarter as Protestants, and one out of seven as a Jew, and a small proportion Other and Unspecified. Clearly, there is much more diversity in reported religious upbringing in the last areas.

Educational Attainment

High school graduate is the modal educational attainment category for the City (34% of adults) with a combined total of 41 percent additional having had some education beyond high school, meaning college and/or graduate school.

There is great diversity in the educational attainment reported for Boston's neighborhoods. In East Boston and Charlestown, the modal education is again completion of high school. However, 40 percent of Charlestown residents have gone on to college while only 24 percent of East Boston residents have done so. In addition, over 20 percent of East Bostonians have no more than a grammar school education. This is undoubtedly related to the older, foreign-born population in this neighborhood.

The picture changes entirely for Back Bay/Beacon Hill. Two-thirds of the residents are college graduates and the additional third are high school graduates, some with college training. Clearly, this is a uniquely well-educated population when 90 percent have had some college experience. Allston/Brighton lies midway between the extremes. Eighty-seven percent are high school graduates and 42 percent have graduated from college.

Employment Characteristics

Labor Force Participation and Employment

In the Spring of 1980, 62 percent of Boston's potential workers were working or seeking work, as shown in Table 14. This is an increase from the 59 percent labor force participation rate of 1970. Boston's high rate is partially the result of the national phenomenon of an increasing number of persons aged 16 years and older who are of working, not retirement age. Other factors are unique to Boston. For instance, about half of all family units in Boston are unrelated individuals rather than families, and 80 percent of these individuals are of working age, 16 to 65 years old. Related to these factors and most importantly, almost all the increase in participation rates is due to increased women's participation. Additionally, low unemployment rate of 5.7 percent helped maintain the high employment/population ratio of 59 percent seen in Table 15.

There was great variation between the Boston neighborhoods in the 8th District in terms of labor force participation and employment. Back Bay/Beacon Hill topped all Boston neighborhoods with a participation rate of 82 percent and employment ratio of 79 percent. East Boston had the lowest participation rate

in the City, 48 percent. Charlestown and Allston/Brighton fall in the middle. No doubt participation rates were related to the age structure and education levels cited earlier. Their effect on household income will be seen later.

Occupations

There are other significant differences among neighborhoods with respect to the types of occupations held by employed persons. Seventy-five percent of Boston's employed workers are in professional, technical and managerial occupations (30%); clerical jobs (26%); and service occupations (19%), reported in Table 16. Growth in these occupational groupings during the last decade (See Table 17) can be tied to the transformation of Boston's economy from a manufacturing to a services base and the surge in this services-oriented economy. The percentage of workers from various neighborhoods engaged in occupations within these groupings gives a rough indication of the extent to which their workers are part of this change and growth. Fully, 91 percent of Back Bay/Beacon Hill workers, 86 percent of those living in Allston/Brighton, and 79 percent of workers from Charlestown are engaged in these types of occupations. Only 53 percent of East Boston residents hold these types of jobs.

The contrasts among the neighborhoods are more evident when the more detailed occupational groupings of Table 16 are compared. Back Bay/Beacon Hill has the highest percentage of its workforce in professional, technical, and managerial occupations of any City neighborhood, 71 percent. A small but significant proportion of its working residents are in clerical positions also. Allston/Brighton has 44 percent of its workers in professional, technical and managerial occupations. Twenty-six percent are in clerical and 16 percent in service occupations. Charlestown shows a similar pattern of 30 percent professional, 35 percent clerical and 14 percent in service. In East Boston, a different pattern emerges. Clerical workers (32%) are the predominant occupatio with professionals and operatives next in importance (18%), followed by similar proportions of service workers and craftsmen, 13 and 12 percent, respectively.

All of these neighborhoods, nevertheless, have had a dramatic increase in the proportion of professional, etc., workers during the 1970's, all in excess of the 30 percent increase citywide. East Boston has also had a significant increase in clerical workers and generally upgraded its occupational mix.

Industry of Employment

The industrial mix of workers' jobs also varies considerably by neighborhood. Table 18 shows that the largest employer in East Boston and Charlestown is government, which employs one-third of the workers. For Back Bay/Beacon Hill and Allston/Brighton, about 40 percent of the workers are employed in high grade, export service industries. Education and medicine would fall in this category. By and large, these two industrial groupings, government and export services, change places and are the second most important employing industries in these two pairs of neighborhoods. Manufacturing employs a significant chunk of East Boston workers (19%), as does retail sales for Allston/Brighton (14%).

Table 19 provides a comparison of the industry of employed Bostonians with the industrial distribution of jobs within Boston. It shows that one-third of Boston's jobs are in the services, and half that proportion are in government. These two major employers account for about half of Boston's jobs. The distribution of all Boston workers indicates that the Boston workers' profile is more heavily weighted toward manufacturing and government than is the City job profile by industry. This comparison indicates that the workers in a neighborhood like Back Bay/Beacon Hill or Allston/Brighton, which has a similar job mix to that of the City, is likely to be participating more fully in the economic life of the City.

Location and Means of Getting to Work

Interestingly, Table 20 does not show that neighborhoods with job mixes unlike Boston must disproportionately seek employment outside Boston. Instead, proximity to the downtown nexus of jobs and geographical location generally are the more important determinants of whether or not neighborhood workers are employed within or outside the City. A similar pattern is seen

for means of getting to work in Table 21. The closer a worker is to downtown, the more likely he/she is to walk to work. Surrounding neighborhoods tend to travel to work by MBTA, and further neighborhoods use cars or other vehicles. The primary means of getting to work in Back Bay/Beacon Hill is walking. The MBTA is most important in Charlestown, and the car in East Boston and Allston/Brighton.

Income Characteristics

Assessment of Data

Household Survey responses place the median income of Boston's families and unrelated individuals at $10,700. While the Survey questions were carefully designed to elicit accurate income responses, the expected sensitivity of respondents to inquiries about income appeared in probable understatements of income level.

The level of understatement is seen in the accompanying Table 22 which shows the income distribution of respondents to the March 1979, U.S. Bureau of the Census' Current Population Survey in Boston and its metropolitan area. The median reported income for Boston City residents for the previous year (1978) is computed to be $13,177, some 27 percent higher than that reported in the Boston Redevelopment Authority Household Survey for 1979. Discrepancie of this size due solely to chance seem unlikely. Therefore, some caution should be exercised in comparing Household Survey income data with income data from other sources.

For instance, the Current Population Survey data show that Boston's median income is within five percent of the national median of $13,815 for families and unrelated individuals in 1978. Comparisons of Household Survey data with national figures would present an inaccurate description of the differences. Nevertheless, the Household Survey data provide important information for comparing incomes of different areas within Boston. Therefore, it is the aspect of these data that is emphasized most heavily.

Income by Neighborhood

The median income of families and unrelated individuals reported for the City of Boston in the Household Survey was $10,700 for 1979. Within the City, Back Bay/ Beacon Hill, West Roxbury, and Charlestown had the highest median incomes, ranging from $16,100 to $14,000. The lowest median incomes were reported for South Boston ($7,300), Roxbury, ($7,500), and East Boston ($7,800). The median for Allston/Brighton was somewhat less than that for the City at $9,700.

The distributions of family unit incomes by neighborhood in Table 23 differ significantly. East Boston has a very heavy concentration of families and unrelated individuals who report incomes lower than $7,000. Charlestown has a smaller concentration of this income group, and another concentration in the middle-income group. Back Bay/Beacon Hill has a whale-shaped distribution, a single broad hump with an upturned tail at the upper end of the income distribution. Allston/Brighton incomes appear to have a single, normal hump.

The median income for families in Boston is somewhat higher, $13,200 reported for 1979. The differences among neighborhoods seen in Table 24 are larger than those for family units. (Please see Appendix A for definition of family and of family unit). Back Bay/Beacon Hill families earn an average of $40,000, compared to $12,300 in Allston/Brighton, $16,950 for Charlestown, and $11,000 for East Boston. The differential between Back Bay and the rest of the City is astounding. It is due to factors seen already: very small families precluding children by and large, an extremely high employment rate, both of which indicate a high proportion of two-worker families, and a very high percentage of these workers employed in professional, technical, and managerial positions.

A comparison of family income in 1969 in constant dollars must be cautiously interpreted. While it generally shows a shift of families to the lower end of the family income distribution, this perceived trend must be weighed against the knowledge of income underreporting. For the City as a whole, the two tendencies virtually cancel out each other leaving Boston with essentially stable income. It is more difficult to assess the effect for individual neigh-

borhoods. The best rule-of-thumb might be to assume that the neighborhood's ranking in terms of income relative to the City also represents its rankings in the gains made in real income during the last decade.

When family income is partitioned by neighborhoods and family unit size, the observed differentials appear again. Grouping lower income Fenway/Kenmore with its many single-persons households and upscale Central/Back Bay/Beacon Hill left this grouping below the median for single persons. However, among two or more persons family units this group of neighborhoods had the highest median income by far. Its $33,300 median was close to two-and-a-half times the citywide multi-person median of $13,200. East Boston/South Boston/ Charlestown remained below the citywide medians for single- and multi-person families. Allston/Brighton was close to the median for both types of family units.

The differential income of neighborhoods can be better understood when the source of that income is known. For instance, only 55 percent of East Boston family units cite wages and salaries to be their largest source of income. This means that over 40 percent of East Boston family units are dependent on transfer payments such as Social Security, unemployment, welfare, and veterans' benefits. For Charlestown, the ratios shift to two-thirds of families and unrelated individuals relying primarily on wages, and one-quarter dependent on transfer payments. In Allston/Brighton and Back Bay/Beacon Hill, the number of family units citing wages as their primary source of income rises to 80 percent and almost 90 percent, respectively. Those dependent on transfer payments dwindle to 12 percent and to only 1 percent, again respectively. The source of income data in Table 27 definitely relate to observed income differentials, and may also relate to attitudes and lifestyle.

Table 28 indicates more than 20 percent of Boston's family units thought they could get by on less income. The proportion of family units was over 50 percent in Charlestown, almost 40 percent in Back Bay/Beacon Hill, about 25 percent in Allston/Brighton, and some 15 percent in Charlestown, where income was initially much lower.

Low Income Status

Just over 22 percent of the families and unrelated individuals living in Boston in the Spring of 1980 reported incomes below the low-income standard. As might be expected, East Boston and Charlestown had disproportionate shares of low-income family units (34 percent and 29 percent, respectively). Allston/Brighton, with 16 percent, and Back Bay/Beacon Hill, with 5 percent low-income units, were considerably under the Boston average shown in Table 29.

Just over one-quarter of Boston's families are classified as low-income on the basis of their reported income (See Table 30). The proportions for the focal neighborhoods do not change significantly from those in Table 29, with the exception of Allston/Brighton where one in four families qualifies as low-income, compared to one in seven family units. This indicates that the families in Allston/Brighton are less well off than are the unrelated individuals living there. However, the statistics for Allston/Brighton should be viewed wth caution because there were a disproportionate number of subsidized housing units drawn into the sample for that neighborhood.

Housing

Vacancy Rates

In Spring 1980, 5 percent of Boston's housing units were vacant (Table 31). Allston/Brighton had only a 2 percent vacancy rate. Back Back/Beacon Hill experienced the citywide average, 5 percent. East Boston and Charlestown had 9 percent and 18 percent, respectively. The very high rates in Charlestown are the result of vacant and largely uninhabitable public housing units.

Thirty percent of Boston's housing units are owned, a slight increase from 1970's 27 percent (Table 32). East Boston and Charlestown share Boston's average. Back Bay/Beacon Hill and Allston/Brighton are closer to half this average. Back Bay/Beacon Hill's ownership of units has grown from 6 to 19 percent since 1970 due to condominium conversion. Allston/Brighton's proportion of units owned has dropped from 19 percent to 14 percent, which probably reflects the oversampling of public housing units mentioned above.

Characteristics of Housing Units

The average number of rooms per housing unit is 4.5 for Boston, East Boston, and Allston/Brighton. Charlestown is slightly higher at 5.0 rooms per unit; Back Bay/Beacon Hill is considerably lower with 3.0 rooms per unit.

Back Bay/Beacon Hill is also distinctly different from the other three neighborhoods with respect to modern conveniences in its housing units (Table 34). On average, about half of its units have air conditioning, a dishwasher, and/or a disposal compared to one-quarter or less of the units in Charlestown, East Boston, and Allston/Brighton.

Yet, Back Bay/Beacon Hill is very similar in how secure its residents feel their homes/apartments are (Table 35). Eighty-four percent of East Boston, Charlestown, and Back Bay/Beacon Hill dwellers feel their home is secure when they are there, compared to 80 percent for all Boston. The proportion drops to 70 percent for Allston/Brighton. Also, fewer Allston/Brighton residents feel their dwellings are safe in their absence, some 60 percent, as opposed to two-thirds for Back Bay/Beacon Hill and three-fourths of East Boston and Charlestown households.

Rental Payment

The median monthly rental payment for the City was $190 (Table 36). Allston/Brighton's median was identical, while that for East Boston/Charlestown was lower ($160) and the Central/Back Bay/Beacon Hill median was higher ($270). While there has been little change in the average real, monthly contract rents for East Boston and Charlestown (Table 37), there has been a small increase for Allston/Brighton (4 percent) and a larger one for Back Bay/Beacon Hill (11 percent). However, these changes, measured in constant dollars, are smaller than the Bostonwide increase of 12 percent in monthly rents.

Interestingly, this rental payment is just over 25 percent of reported income for all four neighborhoods, as computed from information in Table 38. However, the actual distribution of proportion of family income paid in rent is more complex. Each neighborhood grouping shows three humps at 15-19 percent,

30-40 percent and 50 percent or more of income, although the exact shapes of the distributions differ. Therefore, throughout each of these neighborhoods, some family units spend a large proportion and others a small proportion of their income on rental housing. A similar pattern was seen in 1970 U.S. Census data also.

Heating Costs

The cost of heat is included in the rent for about half the rental homes/apartments in East Boston and Charlestown, but about 80 percent of those in Allston/Brighton and 90 percent of those in Back Bay/Beacon Hill. This may partially explain the differential in median rental payment.

Table 40 shows that over half of East Boston's and Charlestown's units were heated by gas. About one-third were heated by oil. In contrast, three out of four dwellings in Back Bay/Beacon Hill and Allston/Brighton were heated by oil. About 20 percent of the households used a secondary heating source, regardless of neighborhood or type of primary heating fuel. Among those paying for heat separately, payment was a burden for 10 percent of those in Back Bay/Beacon Hill (Table 41), about 20 percent of those in Charlestown, and 40 percent of East Boston and Allston/Brighton residents.

Heat Conservation

Boston residents used several heat conservation measures in addition to use of a second source of heat mentioned above. Table 42 shows that a third have insulated their housing units. Small proportions have modified heating systems or made home repairs. These improvements are completed twice as frequently on owned units as on rented units.

Still, there is a need for more heat conserving measures. About 40 percent of Charlestown, Back Bay/Beacon Hill, and Allston/Brighton households reported their windows were not sealed (Table 43). Less than a quarter of East Boston residences had leaky windows. Again, the proportion varies with homeownership. About a quarter of East Boston residences lacked storm windows (Table 44). The proportion rose to 40 percent for Charlestown,

45 percent for Allston/Brighton, and 68 percent for Back Bay/Beacon Hill/ Kenmore. About one-quarter of the housing units in each of the four neighborhoods was not or was poorly insulated (Table 45).

Even with the obvious need to institute heat conserving measures, over 80 percent of Boston residents (Table 46) planned no changes to dwelling units to conserve heat. Undoubtedly, this is related to homeownership patterns, income, and how affordable extra heating costs were. Insulation was the most frequently mentioned change planned.

Mobility

Boston is a city characterized by the stability of some portions of its population and the high mobility of other portions. Close to 40 percent of Boston's residents have lived here less than 5 years; the same proportion have lived here more than 20 years (Table 47), with the average length of residence in Boston being 22 years. Whites tend to be mostly new arrivals (less than 5 years) or oldtimers (more than 30 years of residence). Blacks' length of residence tends to be middle- to long-term, more than five years, confirming the idea of little black immigration in the past decade. Hispanics tend to be recent arrivals or mid-length residents.

Three distinct patterns of length of residence, in dwelling unit not in City of Boston are seen in four Boston neighborhoods in the Eighth District. East Boston and Charlestown have fairly long average lengths of residence, 10-11 years. However, while both have heavy concentrations of long-term residents, Charlestown continues to have a strong influx of new residents, while East Boston's new residents have tapered off in the last few years, as seen in Table 48. Back Bay/Beacon Hill and Allston/Brighton's white family units on the other hand, have a short average length of residence, 3.5 and 4.9 years, respectively. Over 50 percent of the white families and unrelated individuals have lived in their homes less than two years, and almost 90 percent for less than ten years. These are very mobile populations subject to a great deal of turnover, even though a good deal of the movement may be between dwellings in the same neighborhood.

Table 49 indicates how much of this mobility may be within neighborhoods and how much is due to movement in and out of neighborhoods. About 40 percent of Back Bay/Beacon Hill residents used to live elsewhere in that neighborhood; the figure is 24 percent for Allston/Brighton. Back Bay/Beacon Hill's strongest appeal is to persons from outside the Boston area (29 percent of its current population), many from other large cities. It has drawn 14 percent of its population from the adjoining neighborhoods and again from Boston suburbs. Allston/Brighton tends to draw most heavily from the Boston suburbs (28%), outside the Boston area (22%) and the rest of Boston (18%). Students and other young adults are a major component in the migration into these neighborhoods.

Charlestown and East Boston show distinctly different migration patterns. Two-thirds of East Boston residents moved within the neighborhood. Relatively small proportions came from other areas. Over half of Charlestown's family units moved within the neighborhood, another 24 percent came from elsewhere in Boston, and some 21 percent from outside the City.

Conclusion

The Boston neighborhoods in the Eighth District are enormously diverse. East Boston, Charlestown, Back Bay/Beacon Hill and Allston/Brighton differ in more ways than they resemble each other. Age distribution, ethnic background, household composition, income characteristics, occupations and mobility patterns are facets that reflect a different mix of people in each of these areas. It provides a challenging and diverse constituency.

BOSTON'S POPULATION BY PLANNING DISTRICT, 1980 & 1970

Planning District	1980	1970	Change	
			Number	Percent
East Boston	32,178	38,873	- 6,695	- 17.2
Charlestown	13,364	15,353	- 1,989	- 13.0
South Boston	31,311	38,488	- 7,177	- 18.6
Central	20,606	19,334	1,272	6.6
Back Bay/Beacon Hill	30,121	27,538	2,583	9.4
South End	26,914	22,680	4,234	18.7
Fenway/Kenmore	32,600	32,965	- 365	- 1.1
Allston/Brighton	65,264	63,657	1,607	2.5
Jamaica Plain	39,306	47,767	- 8,461	- 17.7
Roxbury	58,263	71,095	- 12,832	- 18.0
North Dorchester	23,481	32,665	- 9,184	- 28.1
South Dorchester	59,307	74,415	- 15,108	- 20.3
Mattapan	35,225	45,449	- 10,224	- 22.5
Roslindale	32,502	39,558	- 7,056	- 17.8
West Roxbury	31,221	34,989	- 3,768	- 10.8
Hyde Park	30,825	34,977	- 4,152	- 11.9
Planning Districts Total	562,493*	639,803	- 77,310*	- 12.1
Harbor Islands	501	1,268	- 767	- 60.5
BOSTON TOTAL	562,994	641,071	- 78,077	- 12.1

* Does not total exactly due to rounding.

Based on 1980 and 1970 U.S. Census of Population and Housing for census tracts. Some census tracts have been allocated among planning districts.

Prepared by S. Jaster, Boston Redevelopment Authority Research Department, July 1981.

AGE COMPOSITION OF BOSTON'S HOUSEHOLD POPULATION BY NEIGHBORHOOD: 1980

Neighborhood	Age 0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-44	45-54	55-64	65+	Total*	Median Age
East Boston	3	10	11	9	8	8	9	7	9	14	13	100%	31.1
Charlestown	5	5	9	13	9	13	11	5	8	14	9	100%	28.1
South Boston	3	8	9	14	11	3	7	9	15	8	13	100%	31.5
Central	2	2	2	2	17	12	17	11	10	8	16	100%	32.9
Back Bay/ Beacon Hill	2	**	**	2	18	24	15	15	10	8	7	100%	33.1
South End	10	8	8	6	4	15	13	15	8	4	10	100%	28.8
Fenway/Kenmore	3	3	8	17	17	18	12	8	6	2	8	100%	28.3
Allston/Brighton	4	4	7	6	24	22	9	6	5	6	5	100%	25.8
Jamaica Plain	8	8	8	4	14	11	14	10	4	10	10	100%	28.0
Roxbury	8	13	9	8	12	8	10	9	6	10	8	100%	25.2
N. Dorchester	5	6	13	15	11	9	6	13	7	8	7	100%	21.0
S. Dorchester	9	9	12	11	7	11	8	8	8	6	11	100%	25.8
Mattapan	11	9	13	12	9	11	5	14	9	3	4	100%	22.4
Roslindale	3	6	6	10	11	8	6	7	10	13	19	100%	31.0
W. Roxbury	4	5	8	9	7	7	5	12	9	11	25	100%	40.1
Hyde Park	4	2	6	14	12	9	5	10	8	18	10	100%	31.5
BOSTON:	6	7	9	10	12	12	9	10	8	9	11	100%	27.6

* May not total exactly due to rounding.
** Less than 0.5%.
Based on 2612 observations (weighted).

Note: Includes persons living in households only.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980

Table 2

PERCENT COMPOSITION OF 1970 TOTAL POPULATION FOR THE CITY OF BOSTON BY AGE

Planning Districts	Total Population	Under 5	5-9	10-14	15-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75 Over
East Boston	100.0	8.2	8.4	8.8	8.4	8.4	11.2	11.1	12.9	6.1	4.7	6.8	4.9
Charlestown	100.0	8.2	9.3	10.3	10.0	8.6	11.0	10.8	10.8	5.0	4.9	7.0	4.1
South Boston	100.0	8.1	8.9	9.5	8.7	7.7	9.9	9.7	12.1	5.9	5.2	8.2	6.0
Central	100.0	4.5	4.3	4.2	6.2	13.2	15.7	11.6	13.0	6.7	5.9	8.6	5.9
Back Bay-Beacon Hill	100.0	1.9	1.1	.8	13.0	28.8	19.6	7.9	6.8	3.7	4.6	7.1	4.6
South End	100.0	7.1	6.8	6.1	7.0	9.4	14.6	11.3	12.1	5.2	5.7	9.2	5.5
Fenway-Kenmore	100.0	1.7	1.0	.7	25.5	34.6	11.2	4.4	4.7	2.7	3.4	6.0	4.1
Allston-Brighton	100.0	5.1	5.0	5.2	8.3	20.6	14.4	7.7	8.5	4.8	5.2	9.4	5.8
Jamaica Plain-Parker Hill	100.0	7.9	8.4	8.1	9.2	11.8	12.1	8.7	9.5	4.8	5.1	8.6	5.9
Washington Park-Model City	100.0	11.7	12.0	10.5	8.6	8.4	13.0	10.4	9.5	3.7	3.1	5.2	3.9
Washington Park	100.0	11.2	12.1	9.9	8.3	8.6	14.0	10.9	9.1	3.4	2.8	5.6	4.1
Campus High	100.0	8.6	12.9	9.0	7.7	6.5	10.1	8.6	10.9	5.0	5.0	9.2	6.4
Model City	100.0	12.0	11.9	10.8	8.8	8.4	12.6	10.3	9.6	3.8	3.1	4.9	3.8
Dorchester	100.0	9.9	10.3	9.8	8.6	8.0	11.8	9.7	10.0	5.0	4.7	7.6	4.6
Dorchester 1	100.0	10.0	10.9	10.6	9.1	8.0	11.1	9.6	10.3	4.5	4.2	6.9	4.8
Dorchester 2	100.0	9.5	9.9	9.7	8.7	7.8	11.4	10.1	10.0	5.1	5.0	8.0	4.8
Mattapan	100.0	10.6	10.6	9.4	8.0	8.4	12.9	9.1	9.8	5.0	4.6	7.3	4.3
Roslindale	100.0	7.9	8.3	9.2	8.2	7.6	11.1	10.0	11.3	5.7	5.4	9.1	6.2
West Roxbury	100.0	7.1	7.5	8.6	7.9	7.1	10.2	10.0	12.2	6.8	6.5	10.2	5.9
Hyde Park	100.0	7.9	9.2	9.8	8.7	8.1	11.0	10.8	13.1	5.8	4.9	6.6	4.1
Planning District Totals	100.0	7.8	8.1	8.0	9.5	12.0	12.4	9.5	10.2	5.0	4.8	7.7	5.0
Harbor Islands	100.0	.1	1.1	1.3	12.9	11.7	11.5	10.1	12.2	8.0	8.5	12.6	10.0
Crews of Vessels	100.0				33.3			66.7					
City Totals	100.0	7.8	8.1	8.0	9.5	12.0	12.4	9.5	10.2	5.0	4.8	7.7	5.0

Source: 1970 Census of Population and Housing, First Count Summary Tape,

Table 3

Percent Distribution of Households by Size, by Neighborhood, 1980;
Persons Per Household 1970-1980 Compared

	Number of Persons											Persons Per Household		Change
	Total	1	2	3	4	5	6	7	8	9	10/11	1980	1970	1970-1980
East Boston	100%	30%	33%	13%	13%	6%	6%	0%	0%	0%	0%	2.5	3.0	- .5%
Charlestown	100	41	30	7	11	4	2	1	4	0	0	2.4	3.1	- .7
South Boston	100	34	31	16	5	5	5	4	0	0	0	2.5	2.8	- .3
Central	100	58	29	5	6	0	0	1	0	0	0	1.6	2.1	- .5
Back Bay/BH	100	60	35	4	1	0	0	0	0	0	0	1.5	1.6	- .1
South End	100	39	25	19	6	6	4	0	1	0	0	2.3	2.2	+ .1
Fenway/Kenmore	100	59	34	0	2	2	0	0	0	2	0	1.7	1.6	+ .1
Allston/Brighton	100	42	28	9	9	4	7	1	0	0	0	2.3	2.4	- .1
Jamaica Plain	100	26	36	18	13	4	3	0	0	0	0	2.4	2.8	- .4
Roxbury	100	31	23	21	11	9	4	2	0	0	0	2.6	3.1	- .5
No. Dorchester	100	17	27	15	15	13	4	8	2	0	0	3.4	3.2	+ .2
Roslindale	100	24	37	14	14	3	3	4	2	0	0	2.7	3.1	- .4
West Roxbury	100	28	36	11	9	9	4	2	1	0	0	2.6	3.1	- .5
Hyde Park	100	27	34	11	13	7	5	0	2	2	0	2.7	3.3	- .6
Mattapan	100	12	20	33	12	13	7	3	2	0	0	3.4	3.2	+ .2
So. Dorchester	100	24	24	12	22	7	3	2	2	1	1/2	3.1	3.3	- .2
Boston	100	34	30	13	11	6	4	2	1	0	0	2.5	2.8	- .3

Based on 1150 observations (weighted).

Sources: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

U.S. Bureau of the Census, 1970 Census of Population.

Table 4

PERCENT DISTRIBUTION OF BOSTON'S ADULT HOUSEHOLD POPULATION BY MARITAL STATUS: 1980

Neighborhood	MARITAL STATUS					
	Married	Divorced	Separated	Widowed	Never Married	Total
East Boston	50	11	5	14	20	100%
Charlestown	38	9	3	15	38	100%
South Boston	36	11	5	15	33	100%
Central	42	2	4	7	47	100%
Back Bay/Beacon Hill	34	7	2	2	56	100%
South End	28	7	3	7	55 ~~28~~	100%
Fenway/Kenmore	18	5	5	7	65	100%
Allston/Brighton	29	1	2	7	61	100%
Jamaica Plain/Parker Hill	49	5	5	10	31	100%
Roxbury	32	11	7	8	42	100%
North Dorchester	48	6	4	4	38	100%
South Dorchester	48	8	2	10	32	100%
Roslindale	50	4	2	14	31	100%
West Roxbury	59	2	2	11	27	100%
Hyde Park	50	3	2	10	35	100%
Mattapan	51	6	10	4	29	100%
BOSTON	42	6	4	9	39	100%

Based on 1,958 observations (weighted).

Note: Row values may not sum to 100 percent due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

FAMILY COMPOSITION OF HOUSEHOLD POPULATION OF BOSTON AND ITS NEIGHBORHOODS, 1980, AND OF BOSTON, 1970

	Family Composition								
		Head and Spouse, plus				Head, No Spouse, plus			
Neighborhood	One-Person Family*	No Others	Children	Other Relatives	Children Other Relatives	Children	Other Relatives	Children Other Relatives	Total
East Boston	33	18	23	1	0	15	3	7	100%
Charlestown	44	15	16	0	1	14	4	5	100%
South Boston	43	10	20	0	0	23	0	4	100%
Central	69	19	7	0	0	2	2	0	100%
Back Bay/ Beacon Hill	78	18	3	0	0	1	0	0	100%
South End	57	8	18	0	2	9	2	3	100%
Fenway/Kenmore	84	6	4	0	0	0	4	2	100%
Allston/Brighton	72	7	11	0	1	4	3	2	100%
Jamaica Plain/ Parker Hill	37	14	22	1	0	13	7	5	100%
Roxbury	38	8	13	2	0	29	2	9	100%
North Dorchester	18	9	36	0	7	20	7	4	100%
South Dorchester	39	8	30	2	1	12	5	3	100%
Roslindale	27	21	26	1	2	11	7	5	100%
West Roxbury	29	25	30	2	2	3	6	2	100%
Hyde Park	31	21	29	0	3	10	5	0	100%
Mattapan	16	10	34	2	3	31	3	2	100%
Boston (1980)	48	13	19	1	1	12	4	3	100%
Boston (1970)**	39		44				17		100%

Based on 1,176 cases (weighted).

* Some one-person families may share living quarters with others as roommates or boarders.

** Numbers in this row show the percentage of one-person families (i.e., unrelated individuals), husband/wife families, and other families in 1970.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980;

Table

NONWHITE POPULATION BY NEIGHBORHOOD
CITY OF BOSTON: 1950, 1960, 1970, 1980

Neighborhood	Nonwhites as a Proportion of Total Population			
	1950	1960	1970	1980
East Boston	0%*	0%*	1%	0%*
Charlestown	1	1	1	0 *
South Boston	0 *	0 *	2	2
Central	5	10	9	21
Back Bay/Beacon Hill	1	2	4	3
South End	32	42	53	46
Fenway/Kenmore	3	9	9	35
Allston/Brighton	1	1	4	17
Jamaica Plain	1	5	16	22
Roxbury	15	44	76	83
North Dorchester	0 *	3	13	30
South Dorchester	0 *	0 *	10	21
Mattapan	0 *	1	42	83
Roslindale	0 *	1	3	2
West Roxbury	0 *	0 *	1	0 *
Hyde Park	0 *	0 *	1	8
BOSTON	5%	10%	18%	25%

* less than 0.5% of the population

Note: Nonwhites include Blacks, American Indians, Orientals, Cape Verdeans
Percentages rounded to nearest integer

1980 Based on 733 observations (weighted)

Sources: 1980: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.
1950-1970: U.S. Census of Population and Housing, 1950, 1960, 1970.

THE RACIAL COMPOSITION OF BOSTON'S NEIGHBORHOODS: 1980

Neighborhood	White	Black	Hispanic	Oriental	Indian	Portuguese/ Cape Verdean	Other	Tota
East Boston	97%	0%	3%	0%	0%	0%	0%	100
Charlestown	98	0	2	0	0	0	0	100
South Boston	96	0	3	2	0	0	1	100
Central	78	1	2	18	0	0	0	100
Back Bay/Beacon Hill	94	1	2	2	0	0	1	100
South End	40	25	14	21	0	0	0	100
Fenway/Kenmore	65	34	0	2	0	0	0	100
Allston/Brighton	79	3	4	13	0*	0	1	100
Jamaica Plain/ Parker Hill	53	17	25	4	1	0	2	100
Roxbury	8	78	9	0	2	4	0	100
North Dorchester	58	26	13	0	0	0	4	100
South Dorchester	75	18	4	2	1	0	1	100
Mattapan	11	81	6	0	0	1	0	100
Roslindale	97	1	2	1	0	0	0	100
West Roxbury	100	0	0*	0	0	0	0	100
Hyde Park	88	7	3	1	0	0	0	100
BOSTON	69%	20%	6%	4%	0%*	0%*	1%	100

* Less than 0.5% of the population belongs to this racial group.

\+ May not total exactly due to rounding.

Based on 2,623 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, 1980.

ETHNIC BACKGROUND OF BOSTON'S ADULT POPULATION, 18 YEARS AND OVER, BY NEIGHBORHOOD: PLACE OF FAMILY ORIGIN, 1980

Place of Family Origin	East Boston	Charles-town	South Boston	Central	Back Bay/ Beacon Hill	South End	Fenway/ Kenmore	Allston/ Brighton	Jamaica Plain	Roxbury	North Dorchester	South Dorchester	Matta-pan	Roslin-dale	West Roxbury	Hyde Park	BOSTO
Canada	4%	14%	4%	4%	3%	5%	2%	2%	2%	4%	4%	2%	*	10%	4%	6%	4%
Puerto Rico [1]	*	*	*	*	1	10	*	*	8	16	13	2	14	*	*	*	3
Jamaica/ Hispaniola [2]	*	*	*	1	*	2	6	1	12	13	3	3	36	*	*	*	4
Latin America [3]	*	*	*	1	1	3	4	2	12	9	5	5	4	1	*	2	3
France	1	1	*	*	3	*	*	2	1	*	*	1	1	*	1	*	1
Germany	1	2	1	3	4	3	*	3	2	1	*	1	*	1	2	*	2
Great Britian	2	10	5	5	15	12	6	11	10	*	4	8	*	6	11	4	7
Ireland	17	48	46	14	15	10	6	19	18	9	21	47	11	39	37	42	27
Italy	57	10	12	25	8	7	10	8	5	*	4	2	3	12	9	18	12
Scandinavia	2	1	2	2	4	4	2	2	1	1	1	2	*	1	2	1	2
Portugal/Cape Verde	2	*	2	*	*	3	2	*	1	17	13	1	1	*	1	*	2
Other Western Europe	13	11	17	14	24	7	29	16	10	7	15	14	1	10	16	12	14
Austria/ Hungry	*	1	*	1	1	*	2	2	1	*	*	*	1	1	1	*	1
Lithuania/ Latavia	*	*	3	*	1	1	*	2	1	*	1	2	1	3	*	1	1
Poland	1	1	5	1	*	1	8	2	2	*	11	1	*	2	2	8	2
USSR	*	*	1	10	4	1	*	8	2	1	*	3	*	7	10	1	4
Other Eastern Europe	*	*	*	2	8	3	4	8	1	*	1	3	3	1	1	2	3
Greece	1	*	*	*	2	*	*	1	2	*	*	*	*	4	2	*	1
Other Mid-East	4	1	1	*	2	2	2	2	1	*	*	*	*	2	2	*	1
East Asia	*	*	2	17	2	21	*	9	2	*	*	2	*	*	*	2	3
Africa/South Pacific	*	*	*	*	2	4	19	1	7	22	5	2	22	*	*	2	4
TOTAL**	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

* Less than 0.5%
** May not total exactly due to rounding

[1] Includes Trinidad, Virgin Islands, Bermuda, Barbados, and Bahamas.

[2] Includes West Indies countries not included elsewhere.

[3] Includes Brazil, Cuba, Mexico, and other Central and South American nations.

Based on 1,672 observations (weighted).
Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table 9

PLACE OF BIRTH OF BOSTON RESIDENTS BY PLANNING DISTRICTS, 1980 and City of Boston, 1970

Neighborhood	Mass.	Other U.S. & Canada	Puerto Rico	Hispaniola	Latin America	Portugal, Cape Verdes	Other Europe	Middle East	Other	Total
East Boston	78%	7%	0	0	0	0	14%	0	*	100%
Charlestown	83	13	0	0	0	0	2	*	1	100%
South Boston	86	5	0	0	0	1	6	*	1	100%
Central	39	25	1	1	2	0	12	18	3	100%
Back Bay/ Beacon Hill	41	44	2	0	2	0	6	5	1	100%
South End	41	33	6	1	1	1	2	16	1	100%
Fenway/Kenmore	26	49	0	2	4	0	7	12	0	100%
Allston/Brighton	48	34	0	1	2	0	4	10	2	100%
Jamaica Plain/ Parker Hill	44	22	6	10	7	0	5	5	2	100%
Roxbury	45	35	5	2	2	5	3	2	2	100%
North Dorchester	65	10	8	1	2	3	8	0	2	100%
South Dorchester	66	20	1	2	3	1	4	2	1	100%
Roslindale	69	10	0	0	1	0	10	4	7	100%
West Roxbury	84	7	0	0	0	0	5	2	2	100%
Hyde Park	76	7	0	0	1	0	11	3	3	100%
Mattapan	46	27	6	17	2	0	*	*	1	100%
BOSTON (1980)	60	21	2	2	2	1	6	4	2	100%
BOSTON (1970)	64	24	1	1	1	*	8	1	1	100%

* Value is 0.5% or less

Based on 2,656 cases (weighted).

Sources: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980; U.S. Bureau of the Census, Census of Population and Housing, Detailed Social and Economic Characteristics, Massachusetts, PC(1)-D23, Table 141 and Puerto Ricans in the United States, Table 13.

Table 1

Percent Distribution of Persons 18 Years Old and Older, in Households, by Language Usually Spoken at Home, by Neighborhoods

Neighborhood	English	Spanish	Italian	Chinese	French, Creole, German	Other	Total
East Boston	80	5	12	0	3	0	100%
Charlestown	97	3	0	0	0	0	100%
South Boston	96	0	0	0	0	4	100%
Central	65	4	13	16	2	0	100%
Back Bay/ Beacon Hill	88	2	1	1	3	5	100%
South End	67	9	0	16	3	9	100%
Fenway/Kenmore	87	5	2	0	0	5	100%
Allston/Brighton	85	3	2	6	1	3	100%
Jamaica Plain/ Parker Hill	63	24	1	2	4	6	100%
Roxbury	84	6	0	0	2	8	100%
N. Dorchester	71	12	1	0	2	13	100%
S. Dorchester	87	8	0	0	2	4	100%
Mattapan	83	6	0	0	12	1	100%
Roslindale	89	1	4	0	1	5	100%
West Roxbury	97	0	0	0	0	3	100%
Hyde Park	73	2	9	2	0	14	100%
BOSTON	83	6	3	2	2	5	100%

Based on 1,948 observations (weighted).

May not sum to 100% due to weighting and rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Religious Upbringing for Persons 18 Years and Older
in Boston Households, by Neighborhoods

Neighborhood	Religion						
	Catholic	Protestant	Jewish	Buddhist	No Specific	Other	Tota
East Boston	93	6	1	0	0	0	100%
Charlestown	82	18	0	0	0	0	100%
South Boston	92	8	0	0	0	0	100%
Central	54	14	14	7	11	0	100%
Back Bay/ Beacon Hill	51	26	15	0	5	3	100%
South End	43	38	5	0	13	2	100%
Fenway/Kenmore	40	44	9	0	2	5	100%
Allston/Brighton	53	25	16	3	4	0	100%
Jamaica Plain/ Parker Hill	69	25	2	2	3	0	100%
Roxbury	31	64	1	0	3	2	100%
North Dorchester	73	19	2	0	6	0	100%
South Dorchester	71	19	4	2	3	1	100%
Mattapan	40	58	0	0	2	0	100%
Roslindale	80	8	10	0	2	0	100%
West Roxbury	70	16	13	0	2	1	100%
Hyde Park	77	13	7	0	1	2	100%
BOSTON	64	25	7	1	3	1	100%

Based on 2,614 observations (weighted).

Note: Row values may not sum to 100 percent due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980

EDUCATIONAL ATTAINMENT OF BOSTON'S ADULTS, 18 YEARS AND OVER, BY NEIGHBORHOOD: 1980

Neighborhood	Last Year of School Completed: None	1-7 Years	8 Years	9-11 Years	12 Years	1-3 Years College	College Graduate	Graduate Education	Total**
East Boston	2%	14%	8%	19%	32%	18%	3%	3%	100%
Charlestown	0	0	6	16	39	18	12	10	100
South Boston	0	6	11	22	38	18	4	1	100
Central	2	11	4	6	17	17	27	16	100
Back Bay/Beacon Hill	0	0	0	1	9	25	33	33	100
South End	3	6	4	19	23	13	13	18	100
Fenway/Kenmore	0	0	4	9	16	46	16	9	100
Allston/Brighton	1	3	4	6	25	20	28	14	100
Jamaica Plain	1	14	5	18	27	13	16	6	100
Roxbury	1	9	8	23	33	16	7	3	100
North Dorchester	1	11	8	19	43	15	2	0	100
South Dorchester	1	3	8	15	41	18	9	7	100
Mattapan	0	7	1	18	45	19	7	3	100
Roslindale	*	2	6	12	48	17	10	4	100
West Roxbury	0	3	4	7	45	20	12	10	100
Hyde Park	0	4	4	11	49	14	11	7	100
BOSTON	1%	6%	5%	14%	34%	19%	13%	9%	100%

* Less than 0.5%
** May not total exactly due to rounding

Based on 1942 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980

Table 13

Labor Force Participation and Unemployment Rates,
For Persons Aged 16 Years and Over, by Boston Neighborhood

	Labor Force Participation Rate	Unemployment Rate Spring, 1980
East Boston	48	5
Charlestown	69	4
South Boston	59	7
Central	67	3
Back Bay/Beacon Hill	82	4
South End	54	9
Fenway/Kenmore	68	3
Allston/Brighton	68	8
Jamaica Plain/Parker Hill	65	9
Roxbury	56	7
North Dorchester	66	8
South Dorchester	60	4
Mattapan	63	9
Roslindale	57	3
West Roxbury	56	3
Hyde Park	62	4
BOSTON	62	5.7

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Employment / Population Ratio, by Boston Neighborhood*
Spring, 1980

	Employment/ Population Ratio
East Boston	46
Charlestown	67
South Boston	57
Central	65
Back Bay/Beacon Hill	79
South End	52
Fenway/Kenmore	66
Allston/Brighton	64
Jamaica Plain/Parker Hill	59
Roxbury	52
North Dorchester	63
South Dorchester	58
Mattapan	58
Roslindale	56
West Roxbury	55
Hyde Park	61
BOSTON	59

* For population aged 16 years and over.

Based on 1194 observations (weighted) for employment and 2020 observations (weighted) for population.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Occupations of Employed Workers, by Neighborhood: 1980
Percent Distribution

	Professional, Managerial, Technical*	Sales Workers	Clerical	Craftsmen	Operatives, Inc. Transportation Operatives	Laborers	Service Workers, Inc. Private Household	Total
East Boston	18%	3%	32%	12%	18%	4%	13%	100%
Charlestown	30%	3%	35%	7%	4%	6%	14%	100%
South Boston	9%	1%	28%	18%	9%	6%	29%	100%
Central	52%	5%	19%	4%	9%	-	12%	100%
Back Bay/ Beacon Hill	71%	4%	15%	-	3%	2%	5%	100%
South End	36%	5%	9%	5%	8%	-	38%	100%
Fenway/Kenmore	31%	9%	29%	4%	2%	2%	22%	100%
Allston/Brighton	44%	2%	26%	5%	4%	2%	16%	100%
Jamaica Plain/ Parker Hill	25%	4%	24%	1%	13%	5%	28%	100%
Roxbury	18%	4%	23%	5%	16%	4%	29%	100%
No. Dorchester	6%	-	31%	14%	17%	7%	26%	100%
So. Dorchester	26%	2%	29%	9%	13%	4%	17%	100%
Mattapan	15%	1%	28%	20%	16%	1%	20%	100%
Roslindale	21%	3%	31%	14%	12%	3%	16%	100%
West Roxbury	33%	7%	26%	8%	3%	3%	21%	100%
Hyde Park	25%	1%	30%	5%	18%	2%	19%	100%
BOSTON	30%	3%	26%	8%	10%	3%	19%	100%

* Includes Farmers.

Based on 1325 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table 1

OCCUPATIONS OF EMPLOYED WORKERS BY NEIGHBORHOOD: 1970 and 1980

PERCENT DISTRIBUTION

Neighborhood	Professional, Managerial, Technical*		Sales Workers		Clerical		Craftsmen		Operatives, Including Transportation Operatives		Laborers		Service Workers, Including Private Household		Total**	
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980
East Boston	12%	18%	5%	3%	24%	32%	15%	12%	22%	18%	6%	4%	16%	13%	100%	100%
Charlestown	12	30	4	3	30	35	13	7	15	4	10	6	16	14	100	100
South Boston	13	9	4	1	30	28	12	18	17	9	6	6	18	29	100	100
Central	25	52	5	5	21	19	7	4	17	9	7	-	17	12	100	100
Back Bay/ Beacon Hill	46	71	7	4	28	15	2	-	3	3	1	2	12	5	100	100
South End	19	36	3	5	18	9	7	5	17	8	4	-	40	38	100	100
Fenway/Kenmore	31	31	5	9	32	29	5	4	6	2	3	2	19	22	100	100
Allston/Brighton	32	44	7	2	29	26	8	5	9	4	2	2	13	16	100	100
Jamaica Plain/ Parker Hill	26	25	4	4	25	24	10	1	11	13	4	5	20	28	100	100
Roxbury	14	18	3	4	23	23	11	5	23	16	5	4	22	29	100	100
No. Dorchester	13	6	4	-	28	31	13	14	18	17	6	7	17	26	100	100
So. Dorchester	17	26	6	2	29	29	14	9	15	13	5	4	16	17	100	100
Mattapan	17	15	8	1	27	28	12	20	18	16	4	1	16	20	100	100
Roslindale	20	21	6	3	28	31	13	14	13	12	4	3	16	16	100	100
West Roxbury	30	33	10	7	26	26	10	8	8	3	2	3	14	21	100	100
Hyde Park	20	25	7	1	28	30	14	5	14	18	4	2	15	19	100	100
BOSTON	23%	30%	6%	3%	27%	26%	10%	8%	14%	10%	4%	3%	17%	19%	100%	100%

* Includes farmers.
** May not total exactly due to rounding.

1980 Based on 1,325 observations (weighted).

Sources: 1980: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

1970: U.S. Census of Population and Housing, 1970.

Table 17

Industry of the Employed, by Boston Neighborhood: 1980

	TOTAL	Construction	Manufacturing	TCPU*	Trade		FIRE**	Services		Gov't.	Self-Employed in Own Business
					Wholesale	Retail		Local	Export		
East Boston	100%	2%	19%	6%	0%	13%	2%	6%	16%	34%	2%
Charlestown	100%	2%	10%	7%	2%	4%	12%	2%	23%	33%	4%
South Boston	100%	3%	18%	9%	1%	11%	5%	0%	20%	29%	4%
Central	100%	2%	17%	4%	2%	15%	7%	4%	16%	24%	9%
Back Bay/ Beacon Hill	100%	1%	5%	6%	1%	7%	10%	8%	39%	14%	10%
South End	100%	0%	11%	2%	0%	19%	6%	5%	42%	10%	5%
Fenway/Kenmore	100%	2%	9%	2%	5%	16%	7%	14%	35%	7%	2%
Allston/Brighton	100%	1%	10%	4%	2%	14%	5%	5%	40%	14%	5%
Jamaica Plain	100%	2%	2%	5%	1%	23%	11%	2%	30%	12%	2%
Roxbury	100%	1%	15%	6%	2%	5%	6%	4%	31%	26%	4%
No. Dorchester	100%	9%	22%	4%	0%	10%	3%	1%	19%	29%	3%
So. Dorchester	100%	3%	13%	6%	2%	16%	5%	1%	22%	26%	6%
Mattapan	100%	2%	25%	12%	0%	11%	8%	8%	20%	12%	2%
Roslindale	100%	5%	14%	5%	2%	20%	8%	3%	17%	22%	5%
West Roxbury	100%	2%	11%	2%	2%	19%	6%	3%	22%	26%	8%
Hyde Park	100%	1%	16%	7%	2%	14%	12%	5%	24%	15%	4%
BOSTON TOTAL	100%	2%	14%	6%	2%	14%	7%	4%	27%	20%	5%

* TCPU: Transportation, Communications and Public Utilities.
** FIRE: Finance, Insurance and Real Estate.

Based on 1310 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table

Industry of Employed Bostonians in Relation to Boston Jobs
Percent Distribution

	Jobs[1]	Boston Resident Workers[2]
Agriculture, Forestry, Fishing; Mining	.1	.1
Construction	1.8	2.2
Manufacturing	10.2	13.8
Transportation, Communications, and Public Utilities	6.2	5.6
Trade	16.2	15.2
Wholesale	5.2	1.6
Retail	11.0	13.6
Finance, Insurance, and Real Estate	12.3	6.9
Services	33.8	31.5
Government	17.3	20.1
Local	11.2	9.6
State		7.4
Federal[3]	5.2	3.1
Self-Employed	2.1	4.8
Total	100.0%	100.0%

1. 1979 data
2. 1980 data
3. Includes military personnel

Sources: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.
Jobs by industry data: based on Mass. Division of Employment Security, ES-202 data and U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economics Information System.

Location of Place of Work of Employed, 1980

	Own Neighborhood	Downtown Boston	Elsewhere In Boston	In Metro Area	Outside Metro Area	Total
East Boston	23%	28%	23%	21%	5%	100%
Charlestown	27	23	34	16	-	100%
South Boston	25	19	46	10	-	100%
Central	45	(45)	30	18	7	100%
Back Bay/Beacon Hill and Fenway/Kenmore	28	29	21	19	3	100%
South End	15	15	46	20	3	100%
Allston/Brighton	21	13	27	32	7	100%
Jamaica Plain/Parker Hill	18	23	20	35	4	100%
Roxbury	20	12	53	15	-	100%
No. Dorchester	-	12	64	22	2	100%
So. Dorchester	25	24	34	16	2	100%
Mattapan	7	20	42	32	-	100%
Roslindale	12	27	31	28	2	100%
West Roxbury	15	22	30	32	1	100%
Hyde Park	12	23	35	30	-	100%
Boston Total	19%	20%	34%	24%	3%	100%

Column figures may not total 100 due to rounding.

Based on 1167 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table 2

Means of Getting to Work in Boston, by Neighborhood, 1980
Percent Distribution

	Car, Truck or Van	MBTA	Walked	Other*	Total
East Boston	50%	37%	13%	0%	100%
Charlestown	35	46	14	5	100
South Boston	36	44	21	0	100
Central	25	15	59	1	100
Back Bay/Beacon Hill and Fenway/Kenmore	13	34	43	10	100
South End	26	44	23	8	100
Allston/Brighton	50	37	8	5	100
Jamaica Plain	50	37	14	0	100
Roxbury	54	36	9	1	100
North Dorchester	40	45	13	2	100
South Dorchester	57	33	8	3	100
Mattapan	58	34	4	4	100
Roslindale	60	35	5	1	100
West Roxbury	69	25	5	1	100
Hyde Park	69	23	7	1	100
BOSTON	47%	35%	15%	3%	100%

* Other includes taxi, bicycle, worked at home, and other.

Based on 1,174 observations (weighted).

Percentages may not sum to 100% due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table 19. Twenty Largest Standard Metropolitan Statistical Areas—Families and Unrelated Individuals, by Total Money Income in 1978

(NUMBERS IN THOUSANDS. FAMILIES AND UNRELATED INDIVIDUALS AS OF MARCH 1979. FOR MEANING OF SYMBOLS, SEE TEXT)

STANDARD METROPOLITAN STATISTICAL AREAS	TOTAL	UNDER $3,000	$3,000 TO $4,999	$5,000 TO $6,999	$7,000 TO $9,999	$10,000 TO $11,999	$12,000 TO $14,999	$15,000 TO $19,999	$20,000 TO $24,999	$25,000 AND OVER	MEDIAN INCOME (DOLLARS) VALUE	MEDIAN INCOME (DOLLARS) STANDARD ERROR	MEAN INCOME (DOLLARS) VALUE	MEAN INCOME (DOLLARS) STANDARD ERROR
FAMILIES														
STANDARD METROPOLITAN STATISTICAL AREAS--TOTAL														
TOTAL	38 581	1 106	1 674	2 045	3 401	2 393	3 526	6 441	5 706	12 289	18 910	144	21 431	
ANAHEIM-SANTA ANA-GARDEN GROVE, CALIF.	513	4	10	22	31	32	41	75	89	209	21 978	1 137	24 458	
ATLANTA, GEORGIA	384	16	17	16	25	15	27	58	71	136	20 867	1 122	22 810	
BALTIMORE, MARYLAND	558	23	17	22	43	27	49	92	90	195	20 291	1 043	22 334	
BOSTON, MASSACHUSETTS	615	9	31	40	45	29	61	98	87	214	19 636	1 229	22 967	
CHICAGO, ILLINOIS	1 762	33	79	67	112	93	144	262	263	709	21 436	671	24 098	
CLEVELAND, OHIO	525	12	16	23	51	31	47	90	81	173	19 310	1 419	23 003	
DALLAS, TEXAS	501	13	13	22	35	36	48	75	88	172	20 389	1 197	23 443	
DETROIT, MICHIGAN	1 097	18	39	49	45	50	73	182	156	486	22 692	1 024	25 278	
HOUSTON, TEXAS	597	21	20	34	47	32	39	85	93	226	20 861	1 049	22 724	
LOS ANGELES-LONG BEACH, CALIFORNIA	1 771	49	64	109	181	162	184	231	203	590	17 939	973	22 186	
MILWAUKEE, WISCONSIN	403	5	11	21	20	14	29	73	63	166	21 896	1 405	24 469	
MINNEAPOLIS-ST. PAUL, MINNESOTA	464	8	19	11	32	16	29	82	88	179	21 618	1 037	23 463	
NEWARK, NEW JERSEY	463	14	17	22	40	33	25	71	58	182	20 633	1 399	23 395	
NEW YORK, NEW YORK	2 843	73	191	213	281	172	252	429	370	862	17 649	614	20 441	
PHILADELPHIA, PA.-N.J.	1 250	34	70	62	143	86	109	211	178	358	17 584	679	20 332	
PITTSBURGH, PENNSYLVANIA	593	10	13	23	57	32	59	115	112	171	19 363	976	21 029	
SAN FRANCISCO-OAKLAND, CALIFORNIA	798	15	27	46	43	42	58	141	122	304	20 894	909	24 134	
SEATTLE-EVERETT, WASHINGTON	392	12	14	9	18	19	33	49	70	167	22 581	1 361	24 228	
ST. LOUIS, MO.-ILLINOIS	582	14	22	28	49	34	63	101	110	161	18 866	1 186	20 487	
WASHINGTON, D.C.-MD.-VA	804	12	25	23	48	38	50	91	87	430	25 821	812	29 104	
ALL OTHER SMSA'S	21 668	710	957	1 183	2 057	1 402	2 107	3 829	3 225	6 199	18 101	168	20 328	
INSIDE CENTRAL CITIES														
TOTAL	15 632	643	1 062	1 080	1 675	1 055	1 580	2 602	2 012	3 924	16 267	214	19 027	
ANAHEIM-SANTA ANA-GARDEN GROVE, CALIF.	140	3	6	6	4	5	19	23	28	47	20 672	1 788	21 547	
ATLANTA, GEORGIA	74	6	10	5	10	5	5	9	11	12	(B)	(B)	(B)	
BALTIMORE, MARYLAND	197	20	14	8	22	11	22	36	23	42	15 431	1 881	17 201	
BOSTON, MASSACHUSETTS	115	4	13	13	11	8	17	16	18	14	13 177	1 839	14 789	
CHICAGO, ILLINOIS	701	30	62	47	65	60	81	102	69	185	15 406	1 202	18 290	
CLEVELAND, OHIO	163	7	12	14	25	15	18	29	14	29	13 702	1 818	15 895	
DALLAS, TEXAS	244	12	12	14	17	13	22	37	38	80	19 424	2 063	23 162	
DETROIT, MICHIGAN	310	4	22	25	21	19	25	63	47	84	17 931	1 057	19 476	
HOUSTON, TEXAS	307	8	12	25	34	20	21	53	39	94	18 282	1 634	20 732	
LOS ANGELES-LONG BEACH, CALIFORNIA	787	23	33	55	96	69	81	105	76	249	16 235	1 058	21 749	
MILWAUKEE, WISCONSIN	159	5	9	11	12	9	15	31	24	42	17 865	1 778	19 576	
MINNEAPOLIS-ST. PAUL, MINNESOTA	161	3	14	8	16	10	10	30	15	54	17 408	2 021	20 678	
NEWARK, NEW JERSEY	77	9	8	8	15	1	8	12	8	9	9 759	2 719	12 707	
NEW YORK, NEW YORK	1 813	56	178	181	213	126	176	280	196	407	14 584	671	17 874	
PHILADELPHIA, PA.-N.J.	439	24	53	31	68	34	34	74	39	80	12 645	1 538	15 278	
PITTSBURGH, PENNSYLVANIA	130	2	7	11	16	8	12	20	18	36	16 963	2 929	19 516	
SAN FRANCISCO-OAKLAND, CALIFORNIA	203	6	12	15	16	11	25	29	25	63	16 904	2 196	21 937	
SEATTLE-EVERETT, WASHINGTON	122	6	7	4	10	9	12	20	25	29	18 172	2 323	19 447	
ST. LOUIS, MO.-ILLINOIS	100	5	12	9	18	7	15	11	12	10	11 027	1 580	14 128	
WASHINGTON, D.C.-MD.-VA	151	10	16	10	16	12	15	15	19	37	14 190	2 481	19 078	
ALL OTHER SMSA'S	9 241	400	550	582	969	603	944	1 607	1 265	2 320	16 695	274	19 195	
UNRELATED INDIVIDUALS														
STANDARD METROPOLITAN STATISTICAL AREAS--TOTAL														
TOTAL	18 195	2 932	3 460	2 321	2 823	1 590	1 622	1 878	800	768	7 368	120	9 498	
ANAHEIM-SANTA ANA-GARDEN GROVE, CALIF.	352	26	51	51	51	29	37	60	28	19	9 638	1 144	11 958	
ATLANTA, GEORGIA	234	48	31	22	42	28	17	26	10	9	8 050	1 065	9 417	
BALTIMORE, MARYLAND	213	45	40	21	38	18	23	14	9	5	7 076	1 039	8 527	
BOSTON, MASSACHUSETTS	469	86	77	51	64	54	49	54	23	10	7 678	773	9 378	
CHICAGO, ILLINOIS	796	123	128	100	128	75	50	110	35	47	7 777	533	10 300	
CLEVELAND, OHIO	193	26	33	34	29	18	13	27	5	7	7 293	972	9 331	
DALLAS, TEXAS	220	25	23	23	47	28	27	30	6	11	9 425	860	10 482	
DETROIT, MICHIGAN	378	80	47	34	43	13	35	64	44	18	8 592	1 469	11 445	
HOUSTON, TEXAS	321	32	61	31	42	34	25	55	16	24	9 721	947	11 259	
LOS ANGELES-LONG BEACH, CALIFORNIA	1 195	142	276	123	167	122	113	120	66	67	7 976	605	10 289	
MILWAUKEE, WISCONSIN	144	15	30	10	32	17	13	20	4	3	8 342	861	9 510	
MINNEAPOLIS-ST. PAUL, MINNESOTA	249	38	43	27	31	25	30	35	14	6	8 627	1 391	9 826	
NEWARK, NEW JERSEY	144	29	28	20	20	9	10	14	8	5	6 383	1 299	8 773	
NEW YORK, NEW YORK	1 398	199	288	147	208	147	101	134	78	95	7 819	495	10 623	
PHILADELPHIA, PA.-N.J.	446	83	103	52	57	34	43	44	14	16	6 342	824	8 646	
PITTSBURGH, PENNSYLVANIA	255	30	60	43	51	14	18	20	12	7	6 727	877	8 883	
SAN FRANCISCO-OAKLAND, CALIFORNIA	622	88	111	47	126	53	49	54	51	42	8 529	504	11 235	
SEATTLE-EVERETT, WASHINGTON	265	23	33	34	60	41	23	29	11	11	9 122	695	10 338	
ST. LOUIS, MO.-ILLINOIS	293	42	61	57	54	30	20	12	13	4	6 246	743	7 787	
WASHINGTON, D.C.-MD.-VA	445	48	46	45	70	39	48	74	25	50	10 648	949	13 550	
ALL OTHER SMSA'S	9 564	1 702	1 890	1 351	1 460	762	876	882	329	311	6 736	149	8 738	

Source: U.S. Bureau of the Census, "Money Income of Families and Persons in the United States: 1978," Current Population Reports, Series P-60, No. 123 (June 1980), Table 19.

PERCENTAGE DISTRIBUTION OF FAMILIES AND UNRELATED INDIVIDUALS BY INCOME IN BOSTON NEIGHBORHOODS: 1979

Neighborhood	Annual Income (in thousands)												
	Less Than $3	$3-7	$7-10	$10-15	$15-20	$20-25	$25-30	$30-40	$40-50	More Than $50	Total*	Median Income**	Rank
East Boston	0%	46%	14%	11%	12%	9%	3%	2%	2%	2%	100%	$ 7,800	11
Charlestown	6	28	6	14	19	7	6	7	3	6	100%	14,000	3
South Boston	4	44	15	14	4	8	7	0	1	1	100%	7,300	13
Central	8	12	16	29	11	4	4	5	3	9	100%	12,500	6
Back Bay/ Beacon Hill	2	13	14	20	9	12	6	5	3	17	100%	16,100	1
South End	9	37	13	10	9	9	4	4	1	6	100%	12,500	6
Fenway/Kenmore	10	29	24	22	8	0	2	6	0	0	100%	8,400	10
Allston/Brighton	8	20	25	24	12	5	3	3	0	1	100%	9,700	9
Jamaica Plain	3	35	12	22	15	8	3	2	0	0	100%	9,800	8
Roxbury	7	42	11	17	13	4	4	0	2	2	100%	7,500	12
North Dorchester	2	20	20	17	15	5	10	12	0	0	100%	12,500	6
South Dorchester	5	21	20	19	20	4	3	8	0	0	100%	11,100	7
Mattapan	2	14	19	27	15	14	2	6	2	0	100%	12,900	5
Roslindale	4	20	14	24	11	13	6	5	2	4	100%	12,900	5
West Roxbury	0	14	14	20	14	12	9	6	4	7	100%	15,700	2
Hyde Park	2	17	15	23	13	13	11	0	4	2	100%	13,400	4
BOSTON	5%	26%	17%	20%	12%	7%	5%	4%	1%	3%	100%	$10,700	

* May not total exactly due to rounding.
** Rounded to nearest $100. Calcualted within income ranges.

Based on 1063 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table 23

FAMILY INCOME BY NEIGHBORHOOD
CITY OF BOSTON, 1979

Neighborhood	Less than $3,000	$3,000-6,999	$7,000-9,999	$10,000-14,999	$15,000-19,999	$20,000-24,999	$25,000-29,999	$30,000-39,999	$40,000-49,999	$50,000+	Total*	Median Income**
East Boston	0%	32%	16%	11%	18%	14%	5%	0%	2%	2%	100%	$11,000
Charlestown	0	22	7	12	22	5	10	10	5	7	100	16,950
South Boston	0	34	20	20	5	7	10	0	2	2	100	9,450
Central/Back Bay/ Beacon Hill	5	2	6	17	2	5	9	6	5	45	100	40,000
South End/ Fenway/Kenmore	6	27	19	15	15	6	2	4	2	4	100	9,650
Allston/Brighton	7	17	15	24	9	2	9	13	0	4	100	12,300
Jamaica Plain	2	26	7	24	21	12	5	2	0	0	100	13,000
Roxbury	4	39	11	17	17	6	4	0	4	0	100	9,000
Dorchester	1	15	18	19	19	6	7	14	0	0	100	14,150
Mattapan	2	16	21	23	14	12	2	7	2	0	100	12,250
Roslindale	1	16	11	28	10	16	6	6	3	3	100	13,850
West Roxbury/Hyde Park	1	11	13	20	14	13	13	4	4	6	100	16,650
BOSTON	2%	21%	14%	20%	14%	9%	7%	6%	2%	5%	100%	$13,200

* May not total exactly due to rounding
** Rounded to nearest $50; calculated within income ranges

Based on 542 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table 24

FAMILY INCOME BY NEIGHBORHOOD AND FAMILY UNIT SIZE: CITY OF BOSTON 1979

Income	East Boston/ South Boston/ Charlestown		Central/ Back Bay/ Beacon Hill/ Fenway/Kenmore		South End/ Jamaica Plain		Allston/ Brighton		Roxbury		Dorchester/ Mattapan		Roslindale/ West Roxbury/ Hyde Park		Boston Total	
	1 Persons	2+ Persons	1 Persons	2+ Persons	1 Persons	2+ Persons	1 Persons	2+ Persons	1 Persons	2+ Persons	1 Persons	2+ Persons	1 Persons	2+ Persons	1 Persons	2+ Persons
Less than $3,000	7%	0%	6%	4%	6%	4%	8%	7%	11%	4%	9%	1%	3%	1%	7%	2%
$3,000-6,999	61	32	22	1	43	30	21	17	46	39	27	15	28	13	31	21
$7,000-9,999	9	17	18	12	18	8	28	15	11	11	21	19	18	13	19	14
$10,000-14,999	9	15	23	18	14	20	24	24	16	17	21	20	21	23	20	20
$15,000-19,999	4	13	10	6	6	18	13	9	8	17	18	18	12	13	11	14
$20,000-24,999	6	10	8	4	4	11	5	2	3	6	4	8	8	14	6	9
$25,000-29,999	2	7	4	7	2	4	1	9	5	4	0	6	3	10	2	7
$30,000-39,999	2	1	5	7	3	2	0	13	0	0	0	12	0	5	2	6
$40,000-49,999	0	3	2	4	0	1	0	0	0	4	0	1	2	4	1	2
$50,000+	*	3	3	37	3	2	0	4	0	0	0	0	3	5	1	5
Total[a]	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median Income[b]	$5,800	$10,550	$7,950	$33,300	$7,200	$11,950	$9,200	$12,300	$6,150	$9,000	$9,000	$13,500	$10,100	$15,350	$8,850	$13,200

* Less than 0.5%

a. May not total exactly due to rounding

b. Calculated within income ranges; rounded to nearest $50.

Based on 1063 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table 25

FAMILY INCOME BY NEIGHBORHOOD:
1969 AND 1979

(constant dollars)

	Less than $1,999		$2,000-$2,999		$3,000-$3,999		$4,000-$6,999		$7,000-$9,999		$10,000-$14,000		$15,000-$24,999		$25,000+		Total[a]	
Neighborhood	1969	1979	1969	1979	1969	1979	1969	1979	1969	1979	1969	1979	1969	1979	1969	1979	1969	1979
East Boston	6%	5%	5%	18%	6%	11%	19%	25%	26%	18%	26%	18%	11%	2%	1%	2%	100%	100%
Charlestown	6	10	6	5	5	7	18	17	25	23	23	15	14	15	3	8	100	100
South Boston	6	*	6	24	6	17	20	32	21	5	27	17	13	2	2	2	100	100
Central/Back Bay/Beacon Hill	5	5	4	*	4	3	14	21	19	2	21	14	17	11	16	45	100	100
South End/ Fenway/Kenmore	8	11	8	13	10	13	28	29	18	15	18	9	8	6	2	4	100	100
Allston/ Brighton	4	9	4	13	4	4	17	37	24	9	26	11	17	13	3	4	100	100
Jamaica Plain	6	19	6	2	7	7	19	31	20	21	23	17	15	2	5	*	100	100
Roxbury	10	13	9	15	9	20	26	22	19	16	19	9	7	4	1	*	100	100
Dorchester	6	4	4	7	5	10	17	31	23	19	28	14	15	14	2	*	100	100
Mattapan	6	2	5	12	7	9	20	40	22	14	25	14	13	9	2	*	100	100
Roslindale	3	4	3	9	3	10	15	34	22	10	31	23	19	9	4	3	100	100
West Roxbury/ Hyde Park	3	3	2	5	3	11	11	26	21	19	32	22	23	9	5	6	100	100
BOSTON	6%	6%	5%	10%	6%	11%	18%	29%	22%	14%	26%	16%	15%	8%	3%	5%	100%	100%

* Less than 0.5%
a May not total exactly due to rounding
b Calculated within income ranges; rounded to nearest $50

1979 based on 542 observations (weighted)

Sources: 1979: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980

1969: U.S. Bureau of the Census, Census of Population and Housing, 1970

Table 2

Reported Minimum Family Income Needed to Make Ends Meet, by Neighborhood, 1980

	Less than $3,000	$3,000-6,999	$7,000-9,999	$10,000-14,999	$15,000-19,999	$20,000-24,999	$25,000-29,999	$30,000-39,999	$40,000 49,999	$50,000 or More	All Incomes
st Boston	5	48	15	11	10	7	2	2	2	0	100%.
harlestown	12	24	18	18	18	12	0	0	0	0	100%
uth Boston	3	45	16	22	9	0	1	0	1	1	100%
ntral	5	25	22	22	12	5	2	2	2	0	100%
ck Bay/ eacon Hill	3	21	17	24	10	8	5	5	4	1	100%
uth End	14	41	14	14	8	3	3	3	3	0	100%
nway/Kenmore	12	38	26	18	2	2	2	0	0	0	100%
lston/Brighton	4	27	28	26	9	4	0	0	0	0	100%
maica Plain/ arker Hill	5	34	21	25	12	2	0	0	0	0	100%
oxbury	7	29	32	19	8	1	0	4	0	0	100%
orth Dorchester	6	20	29	15	12	9	9	0	0	0	100%
outh Dorchester	4	21	32	24	9	6	3	0	0	0	100%
oslindale	4	16	30	28	16	5	2	0	0	0	100%
est Roxbury	2	19	19	28	17	6	6	2	2	2	100%
yde Park	4	24	15	26	22	6	0	2	0	0	100%
attapan	2	26	14	22	24	6	4	0	0	0	100%
l Neighborhoods	5	28	23	23	12	5	2	1	1	0	100%

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Distribution of Families by Largest Source of Income Within Neighborhood, 1979

	Family's Largest Source of Income								
	Wages, Salaries	Rents From Property	Social Security	Unemployment, SSI, AFDC, Welfare, etc.	Veterans Benefits	Relatives Friends, Alimony, Child Support	Pension Annuity	Other	All Sources
East Boston	55	1	22	16	3	0	3	0	100%
Charlestown	68	0	13	12	1	2	2	0	100%
South Boston	61	0	17	13	5	0	3	0	100%
Central	71	2	7	5	2	5	7	0	100%
Back Bay/ Beacon Hill	89	0	1	0	0	6	2	0	100%
South End	63	1	15	13	1	3	2	1	100%
Fenway/Kenmore	57	2	6	2	0	27	2	4	100%
Allston/Brighton	80	0	8	4	0	5	0	2	100%
Jamaica Plain/ Parker Hill	73	0	15	7	0	3	1	1	100%
Roxbury	67	0	10	16	4	2	1	0	100%
North Dorchester	81	0	9	5	2	0	2	0	100%
South Dorchester	71	1	13	7	1	0	5	1	100%
Roslindale	66	0	22	2	2	1	6	1	100%
West Roxbury	61	0	28	0	3	0	6	2	100%
Hyde Park	74	2	10	5	3	0	5	0	100%
Mattapan	77	0	5	13	3	0	2	0	100%
All Neighborhoods	71	0	13	7	2	3	3	1	100%

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table 2

Low-Income Status of Families and Unrelated Individuals, by Neighborhood, 1979
Percentage of Families and Individuals with Incomes Below Low-Income Standards*

	Below	Above	All Families & Individuals
East Boston	34%	66%	100%
Charlestown	29	71	100
South Boston	29	71	100
Central	13	87	100
Back Bay/ Beacon Hill	5	95	100
South End	32	68	100
Fenway/Kenmore	18	82	100
Allston/Brighton	16	84	100
Jamaica Plain/ Mission Hill	26	74	100
Roxbury	37	63	100
No. Dorchester	38	62	100
So. Dorchester	23	77	100
Mattapan	24	76	100
Roslindale	22	78	100
West Roxbury	6	94	100
Hyde Park	17	83	100
Boston Total	22%	78%	100%

*Low-income is defined as 70% or less of the Bureau of Labor Statistics Lower Family Budget for the Boston Metropolitan Area, adjusted for family size.

Based on 1,067 observations (weighted).

Column totals may not add to 100 due to rounding.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

LOW INCOME STATUS OF BOSTON FAMILIES BY NEIGHBORHOOD, 1979:
PERCENTAGE DISTRIBUTION

Neighborhood	Below Low Income Standards	Above Low Income Standards	All Families
East Boston	32%	68%	100%
Charlestown	32	68	100
South Boston	32	68	100
Central/ Back Bay/ Beacon Hill	8	92	100
South End/ Fenway/Kenmore	38	62	100
Allston/Brighton	26	74	100
Jamaica Plain	29	71	100
Roxbury	44	56	100
Dorchester	30	70	100
Mattapan	30	70	100
Roslindale	21	79	100
West Roxbury/ Hyde Park	14	86	100
BOSTON	27%	73%	100%

Note: Low-income Standard is defined as 70% or less of the Bureau of Labor Statistics Lower Family Budget for the Boston Metropolitan Area, adjusted for family size.

Based on 546 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Housing Vacancy Rates, for Boston and by Neighborhood
Spring, 1980

East Boston	9%
Charlestown	18%
South Boston	7%
Central	9%
Back Bay/Beacon Hill	5%
South End	13%
Fenway/Kenmore	5%
Allston/Brighton	2%
Jamaica Plain/Parker Hill	5%
Roxbury	4%
No. Dorchester	8%
So. Dorchester	4%
Mattapan	4%
Roslindale	1%
West Roxbury	1%
Hyde Park	4%
Boston	5%

Based on 1,433 observations (weighted).

Source: Boston Redevelopment Household Survey, conducted by Center for Survey Research, 1980.

HOUSING TENURE IN BOSTON'S OCCUPIED HOUSING UNITS BY NEIGHBORHOOD: 1970 AND 1980

Neighborhood	Proportion of Units Owned		Proportion of Units Rented		Total*	
	1970	1980	1970	1980	1970	1980
East Boston	31%	30%	69%	70%	100%	100%
Charlestown	32	32	68	68	100	100
South Boston	26	22	74	76	100	100
Central	9	16	91	84	100	100
Back Bay/Beacon Hill	6	19	94	80	100	100
South End	11	27	89	73	100	100
Fenway/Kenmore	2	0	98	100	100	100
Allston/Brighton	19	14	81	85	100	100
Jamaica Plain	23	23	78	77	100	100
Roxbury	21	20	79	80	100	100
North Dorchester	25	40	75	60	100	100
South Dorchester	38	49	62	50	100	100
Mattapan	32	44	68	56	100	100
Roslindale	45	59	55	41	100	100
West Roxbury	67	55	33	45	100	100
Hyde Park	58	48	42	52	100	100
BOSTON	27%	30%	73%	69%	100%	100%

* May not total exactly due to rounding.

1980 based on 1,054 observations (weighted)

Sources: 1980: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

1970: U.S. Census of Population and Housing, 1970.

NUMBER OF ROOMS PER HOUSING UNIT BY NEIGHBORHOOD
CITY OF BOSTON 1980

eighborhood	Proportion of Units by Number of Rooms											Averag Numbe of Roo
	1	2	3	4	5	6	7	8	9	10+	Total*	
ast Boston	1%	3%	13%	31%	31%	13%	3%	3%	1%	0%	100%	4.5
harlestown	0%	1%	20%	17%	27%	17%	9%	6%	3%	1%	100%	5.0
outh Boston	0%	6%	11%	29%	25%	15%	7%	3%	3%	1%	100%	5.0
entral	18%	20%	26%	22%	9%	4%	0%	0%	0%	0%	100%	3.0
ack Bay/ Beacon Hill	16%	22%	27%	24%	6%	5%	0%	0%	0%	0%	100%	3.0
outh End	9%	17%	17%	22%	16%	1%	5%	4%	4%	5%	100%	4.5
enway/Kenmore	2%	31%	52%	12%	2%	0%	0%	0%	0%	0%	100%	3.0
llston/Brighton	1%	11%	27%	18%	17%	14%	4%	5%	2%	1%	100%	4.5
amaica Plain	1%	11%	10%	24%	32%	14%	6%	1%	0%	0%	100%	4.5
oxbury	1%	7%	19%	23%	25%	13%	6%	1%	3%	1%	100%	4.5
Dorchester	0%	5%	7%	19%	21%	19%	14%	7%	0%	9%	100%	6.0
Dorchester	0%	1%	8%	11%	28%	21%	13%	6%	5%	6%	100%	6.0
attapan	2%	3%	2%	27%	25%	19%	14%	3%	2%	3%	100%	5.5
oslindale	0%	0%	11%	16%	20%	28%	13%	5%	3%	5%	100%	5.5
est Roxbury	0%	0%	8%	28%	15%	18%	16%	8%	4%	3%	100%	5.5
yde Park	0%	2%	18%	21%	18%	21%	13%	0%	2%	5%	100%	5.0
OSTON	3%	8%	17%	22%	20%	14%	7%	3%	2%	3%	100%	4.5

May not total exactly due to rounding
* Rounded to nearest 0.5 rooms

ased on 1054 observations (weighted)

ource: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980

MODERN CONVENIENCES IN BOSTON'S HOUSING UNITS BY NEIGHBORHOOD: 1980

Neighborhood	(1) Air Conditioning		(2) Dishwasher		(3) Disposal	
	Yes	No	Yes	No	Yes	No
East Boston	33%	67%	7%	91%	25%	75%
Charlestown	39%	61%	19%	81%	17%	83%
South Boston	15%	85%	10%	90%	17%	83%
Central	46%	54%	37%	63%	47%	53%
Back Bay/Beacon Hill	56%	44%	45%	55%	52%	48%
South End	26%	74%	23%	77%	30%	70%
Fenway/Kenmore	36%	64%	29%	71%	36%	64%
Allston/Brighton	25%	75%	12%	88%	23%	77%
Jamaica Plain	30%	70%	6%	94%	23%	77%
Roxbury	11%	89%	4%	96%	22%	78%
North Dorchester	26%	74%	9%	91%	12%	88%
South Dorchester	36%	64%	13%	87%	9%	91%
Mattapan	29%	71%	7%	93%	17%	81%
Roslindale	46%	54%	20%	80%	38%	62%
West Roxbury	54%	46%	29%	71%	47%	53%
Hyde Park	43%	57%	20%	80%	39%	61%
BOSTON	33%	67%	17%	83%	27%	73%

(1) Based on 1051 observations (weighted)
(2) Based on 1045 observations (weighted)
(3) Based on 1043 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

HOME SECURITY IN BOSTON'S HOUSING UNITS: HOW SAFE DO HOUSEHOLDS FIND THEIR HOMES WHEN THEY ARE AT HOME AND WHEN THEY ARE AWAY? PERCENT DISTRIBUTION BY NEIGHBORHOOD

	Safety Rating									
	Very Good		Good		Fair		Poor		Total*	
Neighborhood	At Home	Away	At Home	Away	At Home	Away	At Home	Away	At Home	Away
East Boston	33%	26%	51%	49%	7%	13%	9%	13%	100%	100%
Charlestown	54	35	30	41	8	11	8	13	100	100
South Boston	53	42	33	28	8	16	6	14	100	100
Central	51	39	24	28	20	21	5	12	100	100
Back Bay/Beacon Hill	52	35	32	33	12	21	4	11	100	100
South End	38	27	48	44	13	20	1	8	100	100
Fenway/Kenmore	21	14	41	36	17	26	21	24	100	100
Allston/Brighton	28	17	42	42	18	23	12	19	100	100
Jamaica Plain	31	24	37	39	20	18	13	18	100	100
Roxbury	38	21	41	36	11	22	9	20	100	100
North Dorchester	33	26	47	40	14	21	7	14	100	100
South Dorchester	43	23	37	40	13	22	7	15	100	100
Mattapan	27	14	42	32	24	36	7	17	100	100
Roslindale	39	34	40	29	15	24	6	13	100	100
West Roxbury	55	37	35	36	7	20	3	7	100	100
Hyde Park	57	34	29	34	11	21	4	11	100	100
BOSTON	40%	27%	39%	37%	14%	21%	8%	15%	100%	100%
All Owned Units	46%	30%	42%	41%	10%	19%	2%	10%	100%	100%
All Rented Units	37%	25%	37%	35%	16%	22%	10%	17%	100%	100%
All Subsidized Units**	41%	28%	30%	29%	14%	16%	15%	26%	100%	100%
All Non-Subsidized Units	40%	27%	40%	38%	14%	22%	7%	14%	100%	100%

* May not total exactly due to rounding
** Subsidized units include BHA, 221(D)(3) and 236 units.

Based on 1053 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

RENTAL PAYMENT BY NEIGHBORHOOD: CITY OF BOSTON 1979-1980
PROPORTIONAL DISTRIBUTION OF FAMILY UNITS WITHIN NEIGHBORHOODS

Rental Payment	East Boston/ South Boston/ Charlestown	Central/ Back Bay/ Beacon Hill	South End	Fenway/ Kenmore	Allston/ Brighton	Jamaica Plain/ Roslindale	Roxbury	Dorchester/ Mattapan	West Roxbury/ Hyde Park	Total
Less than $50	2%	*	*	*	1%	*	4%	2%	1%	1%
$50-99	24	2%	22%	15%	7	8%	32	10	9	13
$100-149	21	12	22	21	28	15	22	17	15	19
$150-199	25	17	17	8	18	20	32	22	10	20
$200-249	12	12	24	23	18	36	7	25	18	19
$250-299	6	14	3	15	17	20	3	15	18	13
$300-399	6	17	5	15	9	1	*	8	26	9
$400-499	*	8	3	4	1	1	*	*	1	2
$500-599	*	6	2	*	1	*	*	*	*	1
$600-699	*	4	*	*	*	*	*	*	*	1
$700-799	*	5	*	*	*	*	*	*	*	1
$800+	4	2	*	*	1	*	*	2	*	1
Total[a]	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median[b] Rental Payment	$160	$270	$160	$210	$190	$210	$130	$200	$280	$190

* Less than 0.5%

a. May not total exactly due to rounding
b. Calculated within rent ranges; rounded to nearest $10.

Note: Rental payment is the monthly dollar amount spent by a family unit for apartment rent, including heat.

Based on 734 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table 3

PERCENT DISTRIBUTION OF OCCUPIED RENTAL UNITS BY MONTHLY CONTRACT RENT: A COMPARISON IN 1970 CONSTANT DOLLARS FOR THE CITY OF BOSTON BY NEIGHBORHOOD: 1970 and 1980

Neighborhood	Less Than $40		$40-$59		$60-$79		$80-$99		$100-$119		$120-$149		$150-$199		$200-$299		$300 or more		Total[a]		Median[b] Contract Rent		Percent Change
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	
East Boston	8%	13%	29%	29%	34%	29%	14%	10%	7%	6%	5%	4%	2%	8%	0%*	0%	0%*	0%	100%	100%	$ 67	$ 65	- 3.0%
Charlestown	4	16	23	28	39	10	21	10	8	10	4	12	1	10	1	4	0	0	100	100	72	71	- 1.4
South Boston	5	15	24	15	36	21	20	21	7	14	5	8	3	6	0*	0	0	0	100	100	65	77	18.5
Central	6	3	17	5	18	7	9	7	8	12	8	17	12	16	14	17	8	16	100	100	99	146	47.5
Back Bay/ Beacon Hill	1	0	2	2	7	5	8	3	8	3	18	23	28	24	19	18	10	23	100	100	163	181	11.0
South End	4	11	17	15	34	9	20	6	12	25	8	8	3	13	2	13	0*	0	100	100	76	107	40.8
Fenway/Kenmore	1	2	2	5	9	5	19	7	20	12	24	37	20	15	5	17	1	0	100	100	118	135	14.4
Allston/ Brighton	0*	5	3	1	6	2	11	4	16	14	28	33	25	30	11	10	1	1	100	100	135	141	4.4
Jamaica Plain	1	4	9	10	26	22	23	14	13	16	12	24	10	6	6	4	1	0	100	100	92	99	7.6
Roxbury	2	13	10	30	28	13	26	26	22	13	12	4	1	0	0*	0	0	0	100	100	88	69	-21.6
Dorchester/ Mattapan	1	2	5	5	22	21	35	25	19	21	11	17	7	8	1	1	0	0	100	100	92	97	5.4
Roslindale/ West Roxbury/ Hyde Park	1	3	4	7	11	7	21	15	20	16	22	21	18	27	3	4	0*	0	100	100	113	123	8.8
BOSTON	2%	6%	9%	11%	20%	12%	21%	14%	15%	14%	15%	19%	12%	15%	5%	7%	2%	3%	100%	100%	$ 98	$110	12.2%

a. May not total exactly due to rounding.
b. Computed using rent ranges.
* Less than 0.5% of the population.

Note: Percentages rounded to nearest integer
Median contract rent rounded to nearest dollar

Source: Study of Boston's Neighborhoods
Boston Household Survey
Center for Survey Research, University of Massachusetts
June 1980

1970 Census of Population and Housing
First Count Summary Tape
U.S. Bureau of the Census

RENTAL PAYMENT AS A PROPORTION OF FAMILY UNIT INCOME: PROPORTIONAL DISTRIBUTION WITHIN NEIGHBORHOODS CITY OF BOSTON, 1979-1980

Neighborhood	Proportion of Income Going Towards Rent[a]									Median Rental Payment[c]
	0-9%	10-14%	15-19%	20-24%	25-29%	30-39%	40-49%	50+%	Total[b]	
East Boston/ Charlestown/ South Boston	7%	6%	38%	5%	7%	17%	8%	12%	100%	$160
Central/Back Bay/ Beacon Hill	1	12	20	18	13	19	5	13	100	270
South End	4	9	34	8	4	23	9	11	100	160
Fenway/Kenmore	4	6	25	8	10	29	8	8	100	210
Allston/Brighton	6	11	26	7	17	19	3	12	100	190
Jamaica Plain/Roslindale	8	11	23	4	10	11	11	21	100	210
Roxbury	12	10	41	*	9	18	7	3	100	130
Dorchester/Mattapan	14	8	23	8	9	19	7	11	100	200
West Roxbury/Hyde Park	7	10	19	10	16	24	3	10	100	280
BOSTON	7%	10%	27%	8%	11%	19%	6%	12%	100%	$190

* less than 0.5*

a. Percentages rounded to nearest integer; calculated using midpoint of income and rent ranges.
b. May not total exactly due to rounding; all percentages rounded to nearest integer.
c. Calculated within rent ranges; rounded to nearest $10.

Based on 695 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980

Table 38

PAYMENT OF HEATING COSTS INCLUDED IN, OR IN ADDITION TO, RENTAL PAYMENT?

	Heat Included in Rent	Heat Not Included in Rent	All Rental Units*
East Boston	43%	57%	100%
Charlestown	53	46	100
South Boston	61	39	100
Central	52	48	100
Back Bay/Beacon Hill	92	8	100
South End	96	4	100
Fenway/Kenmore	93	7	100
Allston/Brighton	81	19	100
Jamaica Plain	67	33	100
Roxbury	82	18	100
Dorchester/Mattapan	46	54	100
Roslindale	50	50	100
Hyde Park/West Roxbury	80	20	100
BOSTON TOTAL	70%	30%	100%

* May not total exactly due to rounding.

Based on 730 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

HOME HEATING IN BOSTON'S NEIGHBORHOODS: 1979-1980

Neighborhood	Proportion of Housing Units by Heating Fuel Used					Proportion of Housing Units Using Secondary Heating Source
	Oil	Gas	Electric	Other	Total*	
East Boston	32%	56%	12%	0%	100%	16%
Charlestown	37%	58%	5%	0%	100%	24%
South Boston	47%	47%	4%	1%	100%	19%
Central	30%	33%	36%	0%	100%	9%
Back Bay/ Beacon Hill/ Fenway/Kenmore	74%	15%	10%	1%	100%	22%
South End	67%	28%	5%	0%	100%	22%
Allston/ Brighton	77%	19%	3%	1%	100%	19%
Jamaica Plain	60%	28%	12%	0%	100%	17%
Roxbury	54%	36%	10%	0%	100%	36%
N. Dorchester	67%	33%	0%	0%	100%	28%
S. Dorchester	66%	33%	0%	1%	100%	38%
Mattapan	55%	38%	7%	0%	100%	22%
Roslindale	65%	32%	2%	0%	100%	15%
West Roxbury	60%	35%	5%	0%	100%	14%
Hyde Park	31%	54%	15%	0%	100%	9%
BOSTON	59%	34%	7%	0%**	100%	22%

Based on 982 observations (weighted).

Notes: Percentages rounded to nearest integer.
Secondary Heating Sources include kitchen stoves, space heaters, fireplaces, and wood stoves.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

Table 4

PROPORTION OF BOSTON HOUSEHOLDS PAYING FOR HEAT NEEDING TO CHANGE EXPENDITURE PATTERNS IN ORDER TO AFFORD HEATING COSTS, BY NEIGHBORHOOD, 1979

	Need to Change Expenditures	No Need to Change Expenditures	Total
East Boston	40%	60%	100%
Charlestown	18	82	100
South Boston	35	65	100
Central	21	79	100
Back Bay/Beacon Hill/ Fenway/Kenmore/South End	10	90	100
Allston/Brighton	40	60	100
Jamaica Plain	40	60	100
Roxbury	50	50	100
Dorchester	43	57	100
Mattapan	52	48	100
Roslindale	42	58	100
West Roxbury	28	72	100
Hyde Park	33	67	100
BOSTON	38%	62%	100%

Based on 540 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

CHANGES MADE BY BOSTON RESIDENTS TO DWELLING UNITS FOR HEAT CONSERVATION, BY NEIGHBORHOOD: 1979-1980

Neighborhood	No Changes Made	Insulation	Home Repairs	Heating System Modifications	Total*
East Boston	56%	34%	10%	0%	100%
Charlestown	69	23	4	4	100
South Boston	69	22	6	3	100
Central	69	29	0	1	100
Back Bay/Beacon Hill	64	28	0	7	100
South End	71	22	4	3	100
Fenway/Kenmore	85	15	0	0	100
Allston/Brighton	63	33	2	3	100
Jamaica Plain	63	32	3	2	100
Roxbury	61	34	4	1	100
North Dorchester	56	37	2	5	100
South Dorchester	47	46	4	3	100
Mattapan	60	33	5	2	100
Roslindale	51	40	4	4	100
West Roxbury	49	44	4	3	100
Hyde Park	44	39	15	2	100
BOSTON	60%	33%	4%	3%	100%
All Owned Units	35%	52%	7%	5%	100%
All Rented Units	70%	25%	3%	2%	100%

* May not total exactly due to rounding

Based on 1000 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

HOW WELL ARE WINDOWS SEALED IN BOSTON'S HOUSING UNITS?

OBSERVATIONS BY RESIDENTS, BY NEIGHBORHOOD 1980

Neighborhood	Very Well	Fairly Well	Not Well at All	Total*
East Boston	30%	46%	23%	100%
Charlestown	29	32	39	100
South Boston	31	36	33	100
Central	33	43	24	100
Back Bay/Beacon Hill	29	33	38	100
South End	34	40	26	100
Fenway/Kenmore	21	19	60	100
Allston/Brighton	16	42	42	100
Jamaica Plain	34	32	34	100
Roxbury	36	43	20	100
North Dorchester	28	42	30	100
South Dorchester	30	45	25	100
Mattapan	20	39	41	100
Roslindale	37	46	17	100
West Roxbury	42	41	17	100
Hyde Park	46	38	16	100
BOSTON	30%	40%	30%	100%
All Owned Units	42%	45%	13%	100%
All Rented Units	25%	37%	38%	100%

* May not total exactly due to rounding

Based on 1050 observations (weighted)

STORM WINDOWS IN BOSTON'S HOUSING UNITS BY NEIGHBORHOOD: 1980

Neighborood	(a) No Storm Windows	(a) Yes Storm Window(s)	(b) Proportion of Windows Covered in Units With Storm Window(s)			
			All or Most	More Than Half	Less Than Half	Total*
East Boston	23%	77%	81%	13%	6%	100%
Charlestown	40	60	81	15	4	100
South Boston	35	65	89	4	6	100
Central/South End	53	47	88	9	3	100
Back Bay/Beacon Hill/ Fenway/Kemore	68	32	88	8	5	100
Allston/Brighton	45	55	79	14	7	100
Jamaica Plain	39	61	91	2	7	100
Roxbury	29	71	91	1	7	100
Dorchester	19	81	86	4	9	100
Mattapan	24	76	82	7	11	100
Roslindale	20	80	88	6	5	100
West Roxbury	34	66	90	8	3	100
Hyde Park	30	70	82	18	0	100
BOSTON	37%	63%	86%	8%	6%	100%

* May not total exactly due to rounding
(a) Based on 1053 observations (weighted)
(b) Based on 658 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

HOW WELL ARE WALLS AND CEILINGS INSULATED IN BOSTON'S HOUSING UNITS?

OBSERVATIONS BY RESIDENTS, BY NEIGHBORHOOD 1980

Neighborhood	Very Well Insulated	Fairly Well Insulated	Not Well Insulated at All	Total*
East Boston	29%	43%	28%	100%
Charlestown	30	44	25	100
South Boston	44	30	26	100
Central	41	40	19	100
Back Bay/Beacon Hill	39	35	26	100
South End	37	47	16	100
Fenway/Kenmore	29	43	29	100
Allston/Brighton	24	51	25	100
Jamaica Plain	33	46	21	100
Roxbury	35	39	26	100
North Dorchester	31	43	26	100
South Dorchester	38	34	28	100
Mattapan	26	38	36	100
Roslindale	43	36	21	100
West Roxbury	48	35	16	100
Hyde Park	53	26	21	100
BOSTON	36%	39%	25%	100%
All Owned Units	40%	37%	23%	100%
All Rented Units	34%	40%	26%	100%

* May not total exactly due to rounding

Based on 1024 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980

PLANS BY BOSTON RESIDENTS FOR CHANGES TO DWELLING UNITS IN ORDER TO CONSERVE HEAT DURING COMING YEAR, BY NEIGHBORHOOD, 1980

Neighborhood	Planned Changes				
	No Plans	Insulation	Home Repairs	Heating System Modifications	Total
East Boston	84%	13%	1%	1%	100%
Charlestown	82	15	3	0	100
South Boston	83	14	1	1	100
Central	91	9	0	0	100
Back Bay/Beacon Hill	86	8	4	2	100
South End	90	8	1	1	100
Fenway/Kenmore	90	10	0	0	100
Allston/Brighton	86	13	1	0	100
Jamaica Plain	87	13	0	0	100
Roxbury	82	11	4	3	100
North Dorchester	84	14	2	0	100
South Dorchester	72	20	3	5	100
Mattapan	71	26	0	3	100
Roslindale	76	18	4	2	100
West Roxbury	75	17	3	5	100
Hyde Park	75	18	5	2	100
BOSTON	82%	14%	2%	2%	100%
All owned units	60%	29%	6%	5%	100%
All rented units	91%	8%	1%	2%	100%

* May not total exactly due to rounding

Based on 1044 observations (weighted)

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

LENGTH OF RESIDENCE IN BOSTON OF FAMILIES AND UNRELATED INDIVIDUALS BY RACE OF FAMILY HEAD: 1980

Length of Residence	Race				
	White	Black	Hispanic	All Minority	All Families and Unrelated Individual
Less than one year	11%	3%	9%	6%	10%
One to two years	15	8	19	14	14
Three to five years	13	14	20	15	14
Six to nine years	8	11	16	12	9
Ten to 19 years	10	29	24	25	13
Twenty to 29 years	4	6	4	6	4
More than 30 years	10	12	2	9	10
Always	30	17	5	14	26
Total	100%	100%	100%	100%	100%
Less than 5 years	39	24	48	35	38
Five years or longer	61	76	51	65	62
Average length of residence in Boston	24 yrs.	21 yrs.	11 yrs.	17 yrs.	22 yrs.

All minority includes Black, Hispanic, Oriental and other Non-White.

Based on 1118 observations (weighted).

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

BOSTON'S WHITE FAMILY UNITS: LENGTH OF RESIDENCE IN CURRENT DWELLING UNIT BY NEIGHBORHOOD: 1980

Neighborhood	Less than 1 Year	1 Year	2 Years	3-5 Years	6-9 Years	10-14 Years	15-19 Years	20-29 Years	30+ Years	Total[a]	Proportion of all White Family Units	Average[b] Length of Residence
East Boston	8%	3%	8%	31%	11%	6%	6%	11%	15%	100%	8%	11.4 years
Charlestown	11	8	11	18	15	13	4	7	13	100	2	10.2 years
South Boston	15	11	7	27	12	5	4	7	12	100	9	9.0 years
Central	29	12	12	16	7	11	3	4	5	100	4	6.3 years
Back Bay/ Beacon Hill	34	18	13	23	7	*	2	1	2	100	10	3.5 years
South End	16	16	7	30	9	7	7	*	7	100	3	6.5 years
Fenway/Kenmore	59	15	10	3	10	3	*	*	*	100	4	2.1 years
Allston/Brighton	38	13	15	15	5	1	4	6	3	100	18	4.9 years
Jamaica Plain	21	13	11	17	4	4	9	9	13	100	5	9.4 years
Roxbury/North Dorchester/ Mattapan	6	13	8	13	19	8	13	8	13	100	6	11.0 years
South Dorchester	10	16	14	16	11	6	7	6	14	100	10	9.5 years
Roslindale	8	4	7	14	9	18	10	13	17	100	7	13.7 years
West Roxbury	10	3	6	10	13	20	11	16	11	100	7	13.1 years
Hyde Park	12	6	13	17	4	12	15	15	6	100	6	10.9 years
BOSTON	21%	11%	11%	18%	9%	7%	6%	7%	9%	100%	100%	8.3 years

* Less than 0.5%

a May not total exactly due to rounding

b Rounded to nearest 0.1 years; calculated within year ranges

Table 48

Neighborhood of Current Residence by Location of Previous Residence of Family Units, 1980

Neighborhood of Current Residence	Location of Previous Residence[1]					
	Same Neighborhood	Adjoining Neighborhood	Rest of Boston	Boston Suburbs	Elsewhere	Total
East Boston	64	4	11	12	8	100%
Charlestown	55	6	18	9	12	100%
South Boston	65	20	4	11	1	100%
Central	24	15	7	24	30	100%
Back Bay/ Beacon Hill[2]	41	14	1	14	29	100%
South End	44	22	13	8	12	100%
Fenway[2]						
Kenmore[2]	30	21	5	9	35	100%
Allston/ Brighton	24	8	18	28	22	100%
Jamaica Plain	26	27	14	12	21	100%
Roxbury	38	42	3	4	14	100%
North Dorchester[2]	66	9	7	5	14	100%
South Dorchester[2]	56	10	12	15	8	100%
Roslindale	30	44	9	11	6	100%
West Roxbury	22	21	18	30	9	100%
Hyde Park	33	13	35	12	7	100%
Mattapan	25	51	6	7	10	100%
BOSTON	38	20	12	15	15	100%

Based on 1,438 cases (weighted).

1. Location of previous residence is recorded as the neighborhood reported by the respondent. Therefore, reported locations of previous residence may not correspond exactly to the B.R.A. planning district boundaries used to define the neighborhood of current residence.

2. These neighborhoods have substantially different boundaries for current and previous residential neighborhoods. Therefore, the "same neighborhood" and "adjoining neighborhood" categories frequencies are for non-corresponding areas and vary accordingly.

Source: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

APPENDIX A

DEFINITIONS AND EXPLANATIONS OF TERMS USED IN THE HOUSEHOLD SURVEY

Definitions of population and household characteristics are adapted from or are the same as those used by the U.S. Bureau of the Census. All characteristics of individual persons and housing units are given by respondents. The only exceptions to this are for the types of appliances in the kitchen, how modern the kitchen is, the number of units in the building, and exterior condition of the housing. These characteristics are reported by the individual conducting the interview.

GEOGRAPHY

Neighborhood - The term neighborhood refers to one of sixteen BRA Planning Districts in Boston.

Boston Metropolitan Area - The Boston metropolitan or "metro" area consists of towns and cities surrounding Boston which are socially and economically integrated with Boston. The metro area, as used in the survey, includes the Boston Standard Metropolitan Statistical Area as it was defined in 1970.

CHARACTERISTICS OF PERSONS

Non-White - This category includes persons who designated themselves to be Black; Oriental, including Chinese, Japanese, etc.; American Indian; Cape Verdean; of mixed racial background or other non-white. This category is generally comparable with the 1970 Census term, "Negro and other races."

Minority - Individuals were classified minority if they designated themselves to be Black, Oriental, American Indian; Cape Verdean, of mixed racial background, or other non-white (all of which are included in non-white) or Hispanic, which includes Puerto Rican, Cuban, South American, etc., in response to the question on the person's background. This definition is not comparable with that used in the 1970 Census, which included category "Persons of Spanish Language," which derived from separate questions on mother tongue.

Race - The categories of race include those listed under "Minority" plus the category White, meaning White not Spanish.

Ethnicity - Ethnicity is determined by the country of origin of a person's family. The question asks, "From what country or part of the world did most of (PERSON'S) family come from originally?" A Black person might answer, Africa or Jamaica. A person whose parents came from different countries, for example, Ireland and Poland, would answer whichever country (most of his or her family came from, or whichever) seemed most appropriate. The information obtained from this question is not comparable to 1970 Census information, though it will be fairly compatible with 1980 Census information.

Handicapped - A person is defined as handicapped if he or she has a physical, emotional, or other health problem that limits the amount or kind of work he or she can do at a job or in school. Respondents could select from among a great variety of illnesses and disabilities, some of which are temporary -- such as pregnancy or hepatitis.

HOUSEHOLD, FAMILY AND UNRELATED INDIVIDUAL

Household - A household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit. These residents may be related to each other (a family) or be unrelated individuals who share the unit.

Family Unit - A family unit consists of two or more persons related by blood, marriage or adoption. A single individual living alone or with unrelated persons is also considered a family unit.

Family - A family is a family unit which contains two or more family members.

Unrelated Individual - An unrelated individual is a member of a household who is not related to any other household member by blood or marriage, e.g., a person living alone, sharing a house or apartment with other unrelated individuals, or a boarder in a home.

Head of Family Unit - The head of a family unit is defined by policy as (1) the only adult, (2) husband of a married couple, (3) the person whose age is closest to 45 years.

EMPLOYMENT STATUS

Employed - A person is considered employed if he/she is 16 years and over and was working in the week prior to the interview date or on paid leave, or was working without pay in a family business, working at least fifteen hours a week, or was on temporary lay-off from a job due to lack of work.

Unemployed - A person 16 years and over who is not employed for pay but has been seriously looking for work during the previous four weeks and is available to accept a job. Examples of job search activities are interviewing or calling/ visiting potential employers or applying for potential jobs or collecting employment information. In addition, persons who have jobs which have not yet started are considered unemployed.

Labor Force - The labor force includes all persons 16 years of age and over who are either employed (including members of the Armed Forces) or unemployed.

Not in the Labor Force - All persons 16 years and over who are not classified as employed or unemployed are defined as not in the labor force. This category consists of retired workers, homemakers, students and ill or disabled persons.

Labor Force Participation Rates - Labor force participation rates are determined by summing all labor force participants in a particular population, and dividing by the total number of persons in that population 16 years and over.

Industry - The industry in which a person works is the kind of organization or business in which he is employed -- for example, a hospital, construction firm, or a government agency. The Standard Industrial Code (SIC) is used to categorize employing organizations.

Occupation - An occupation is the kind of work a person does, for example, clerical work, welding, or sales. The 1970 Census occupational code is used as the basis for classifying types of jobs.

ECONOMIC CHARACTERISTICS

Family Income - Family income is the total of the income from all sources that flows to all family members.

Unrelated Individual Income - The income of a single person.

Household Income - The combined income of all single people and families occupying a housing unit.

Source of Income - One of numerous specified categories contributing at least $500 per year to family income. The categories are wages and salaries; income from property; transfer payments; alimony; child support; gifts; pension or annuity; scholarship or fellowship; inheritance or life insurance; and gambling or lottery.

Low Income Status - A family or single person (unrelated individual) is defined as being low-income if total family or individual income is below 70% of the Bureau of Labor Statistics lower living standard for the person or family, adjusted by family size. The guidelines apply to the Boston Metropolitan Area and are not the same as poverty guidelines. Because family units and individuals were not asked to report their exact income in the survey, but rather to select an income category in which their 1979 income fell, it is impossible to be precise in assigning families and persons to low-income status. Below is a table presenting family unit size, low-income threshold, and the income cut-off used in the survey.

Family Size	Low Income Guideline	Survey Income Category
1 Person	$ 3,790	$ 3,999 or less
2 Persons	5,160	4,999 or less
3 Persons	7,090	6,999 or less
4 Persons	8,750	8,999 or less
5 Persons	10,330	9,999 or less
6 Persons	12,080	
7 Persons	13,830	14,999 or less
8 Persons	15,580	
9 Persons	17,330	19,999 or less
10 Persons	19,080	

HOUSING CHARACTERISTICS

Housing Unit - A housing unit is a home or apartment.

Number of Rooms in Housing Unit - The total number of rooms in a housing unit excludes bathrooms, porches, halls, and unfinished rooms in the basement or attic.

Rental Payment - Rental payment is the monthly dollar amount spent by a family unit for apartment rent, including heat.

Contract Rent - Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities or services that may be included.

APPENDIX B

METHODOLOGY, SAMPLING PROCEDURE AND STATISTICAL ERROR OF THE BOSTON HOUSEHOLD SURVEY

The Boston Household Survey was conducted by the Center for Survey Research of the University of Massachusetts for the Boston Redevelopment Authority during the late winter and spring of 1980. Its purpose was to provide up-to-date, specific and accurate information about persons living in households in the City of Boston and its neighborhoods. Planners and program administrators within city government, executives and decision makers in both the public and private sectors, and researchers have all needed updated information. The main source of information on the characteristics of Boston households has been the decennial U.S. censuses. Yet, the 1980 U.S. Census results will not be available until at least 1982. Therefore, the survey results will provide much needed information in the interim as well as additional information not available from the U.S. Census.

The advantage of a sample survey is that timely information can be gathered quickly and relatively inexpensively. However, because the information is received from a sample of Boston's population rather than the entire population, the results are subject to statistical error. Statistical error is a measure of the degree of uncertainty or, obversely, the level of confidence that should be associated with the survey results. Throughout this report error will mean statistical error, as opposed to mistakes.

This report provides a brief description of the survey methodology. It indicates how the sample was chosen, some of the measures used to insure a high response rate, and the resulting sample sizes. It also indicates some of the limitations of this survey, and surveys in general.

The Boston Household Survey was designed and conducted so as to obtain information that is representative, relevant, accurate, and reliable as

well as timely. The questionnaire was carefully worded and standardized to insure that each interviewer asked exactly the same questions of each respondent.

The households interviewed were chosen by a stratified two-stage cluster sampling process.[1] In the first stage, the nearly quarter of a million housing units (and all the land area) in the City of Boston were assigned to one of nearly 3,500 "sampling units" of approximately 60 households each. These "sampling units" were chosen randomly at a rate of 1/15 in most neighborhoods. In a few neighborhoods where this would have yielded too few interviews, the sampling fraction was increased. In Charlestown, 4 out of every 15 sampling units was chosen; in Central, South End, Roslindale and West Roxbury the sampling fraction was 2/15. Within these sampling units, every tenth housing unit was chosen to be interviewed. This systematic selection of every tenth household helped to distribute the sample throughout the cluster, i.e., sampling unit, thereby offsetting the increased sampling error resulting from clustering.

The intended overall sampling rate of households for the City of 1/150[2] became 1/125 with the addition of housing units in the five neighborhoods. The sample numbers for each of the five neighborhoods were subsequently weighted, i.e., divided by the number of times they were oversampled (2 or 4) to yield citywide averages that reflect the actual proportion of City households in that neighborhood.

1. More detailed information about the sampling process can be obtained from the BRA Research Department.

2. Overall sampling rate for households is the probability of the sampling unit being chosen times the probability of the households within the sampling unit being picked.

The initial selection process produced a list of some 1,900 housing units whose occupants were to be interviewed. No substitutions for any of the selected households were allowed. Of the 1,967 households screened, 266 were vacant or for other reasons not included in the eligible sample (of 1,701 occupied units). In these 1,701 occupied housing units were 1,701 families or individual persons and an additional 165 unrelated persons who may have been roommates, lodgers, boarders, etc. Both the head of family unit (family or single person) and any unrelated persons were interviewed. Of the 1,857 potential interviews, 1,449 were completed, 1,314 were household heads and 135 with unrelated persons. This yielded a 78% response rate citywide.

Every effort was made to obtain an in-house interview from households chosen for the sample including an advance letter, six personal on-site calls by an interviewer at different times of day, and telephone interview attempts thereafter. The household response rate for neighborhoods varied between 72% and 82%. The sample size goal to yield reliable neighborhood results was 70 completed interviews in each neighborhood. Four neighborhoods had fewer than seventy interviews[3]; there are probably too few household interviews in North Dorchester to produce reliable results. See Table 1.

In addition to the numbers of and response rates for sampled family units, Table 1 gives the numbers of persons or person sample base by neighborhoods. Information was obtained for 2,656 persons throughout Boston. The numbers for the oversampled neighborhoods have been deflated by factors of 4 or 2 to reflect their actual proportion of Boston's population.

3. There were 51 completed interviews in Fenway, 58 in Hyde Park, 61 in Mattapan and 43 in North Dorchester.

Table B1 SAMPLE NUMBERS OF ELIGIBLE UNITS AND COMPLETED INTERVIEWS WITH RESPONSE RATES BY NEIGHBORHOOD (BRA Planning District)

Planning District	Occupied Housing Units Plus Unrelated Individuals	Completed Interviews	Response Rate	Persons Reported In Interviews*
East Boston	93	72	77%	185
Charlestown	99	79	80	47 (188)
South Boston	97	77	79	183
Central	114	84	74	63 (126)
Back Bay/Beacon Hill	130	101	78	124
South End	115	91	79	91 (182)
Fenway/Kenmore	71	51	72	68
Allston/Brighton	222	186	84	323
Jamaica Plain/Parker Hill	107	77	72	169
Roxbury	146	105	72	258
North Dorchester	56	43	77	153
South Dorchester	139	112	81	303
Mattapan	85	61	72	203
Roslindale	153	126	82	167 (334)
West Roxbury	155	126	81	164 (328)
Hyde Park	74	58	78	156

* Numbers of persons in this column have been weighted. Numbers in parentheses are unweighted numbers of persons, the actual number of persons reported.

Source: Floyd J. Fowler, Jr., "Final Report: Procedures for Survey of Boston's Neighborhoods", Center for Survey Research, University of Massachusetts-Boston, June 1980; Survey results.

While this survey was carried out in a careful scientific manner, the user should be aware that there is error inherent in any sample survey results. Therefore, some cautions are necessary in the use and interpretation of these data.

The user must recognize that this is a sample of Boston's housing units and their associated households. As such, it fails to include persons in dormitories, jails, convents, nursing homes, and other "group quarters" as well as those with no permanent home. Although the impact of this bias may be small, it is well to bear in mind that this is not a sample of the City's entire population, both for the representativeness of the results and their comparability with other data sources, such as the U.S. Census.

The largest source of error is nonresponse, cited above. Fortunately what information is available about nonrespondents indicates that they do not differ systematically and significantly from respondents except that they are more likely to live alone or with one other person. However, we cannot really know in what way the absence of 22% of Boston's family units from our sample biases our results.

Another source of error is sampling error or variability which is due solely to chance. It is the error associated with taking a sample rather than the entire population as the study group. It is akin to the notion of the variability in the number of heads and tails turned up during 100 tosses of a coin. The amount of error associated with a sample percentage depends on both the size of the reported percent and the sample size on which the percent is based. Table 2 indicates the appropriate error for each sample value. The error, in general, declines as the sample values are further from 50% and the sample size increases. The user should not assume that the sample value

is exactly the value for the population. The correct interpretation of sample results and the associated error is that the true value for the population lies somewhere within the range of sampling error around the sample value.

For instance, the sample survey results indicate that the percentage of persons who have never married is 47% for persons 25-34 years old and 22% for those aged 35-44 years. Because these percentages are based on a sample, it is uncertain whether or not the actual values for Boston are 47% and 22%. However, we can be almost certain that the true values lie close to these percentages. The calculation of sampling errors in Table 2 helps us to know how close. The 47% figure comes from the fraction 249/532. Therefore, when we look at Table 2 we look for the row in which sample size is about 500 and the column in which reported percent is about 50%. This yields a sample error of 5%. From this information, we know that the actual percentage unmarried of 25-34 year olds lies between 42% and 52% (47% ± 5%). Similarly, for those aged 35-44, the proportion unmarried is 54/249 or 22%. This time the associated sampling error is found at the junction of sample size 250 row and reported percentage about 20% column. The sampling error is 6%, so the population value is expected to lie no more than 6% from the sample value 22%, or between 16% and 28%.

This statement about error is not intended to discourage use of survey information. Instead, use of these materials is encouraged; the data included are the most current available and, in some cases, are not obtainable from any other reliable source.

Table B2 SAMPLING ERRORS BY SAMPLE SIZE AND APPROXIMATE REPORTED PERCENTAGE

Sample Size	5 or 95%	10 or 90%	20 or 80%	50%
50	-	-	12	16
75	-	7	10	13
100	-	7	9	11
150	4	5	7	8
175	4	5	7	8
200	3	5	6	8
250	3	4	6	7
300	3	4	5	6
400	2	3	4	6
500	2	3	4	5
750	2	3	4	5

Chances are 95 in 100 that the true value lies within the reported survey value plus or minus the number of percentage points shown in this table. Errors included here assume average net design effect for clustering and stratifcation is 1.2.

Source: Floyd J. Fowler, Jr., "Final Report: Procedures for Survey of Boston's Neighborhoods", Center for Survey Research, University of Massachusetts-Boston, June 1980.

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Table B3 Percent Distribution of Households by Size, by Neighborhood, 1980; Persons Per Household 1970-1980 Compared

	Number of Persons											Persons Per Household		
	Total	1	2	3	4	5	6	7	8	9	10/11	1980	1970	Change 1970-1980
East Boston	100%	30%	33%	13%	13%	6%	6%	0%	0%	0%	0%	2.5	3.0	- .5%
Charlestown	100	41	30	7	11	4	2	1	4	0	0	2.4	3.1	- .7
South Boston	100	34	31	16	5	5	5	4	0	0	0	2.5	2.8	- .3
Central	100	58	29	5	6	0	0	1	0	0	0	1.6	2.1	- .5
Back Bay/BH	100	60	35	4	1	0	0	0	0	0	0	1.5	1.6	- .1
South End	100	39	25	19	6	6	4	0	1	0	0	2.3	2.2	+ .1
Fenway/Kenmore	100	59	34	0	2	2	0	0	0	2	0	1.7	1.6	+ .1
Allston/Brighton	100	42	28	9	9	4	7	1	0	0	0	2.3	2.4	- .1
Jamaica Plain	100	26	36	18	13	4	3	0	0	0	0	2.4	2.8	- .4
Roxbury	100	31	23	21	11	9	4	2	0	0	0	2.6	3.1	- .5
No. Dorchester	100	17	27	15	15	13	4	8	2	0	0	3.4	3.2	+ .2
Roslindale	100	24	37	14	14	3	3	4	2	0	0	2.7	3.1	- .4
West Roxbury	100	28	36	11	9	9	4	2	1	0	0	2.6	3.1	- .5
Hyde Park	100	27	34	11	13	7	5	0	2	2	0	2.7	3.3	- .6
Mattapan	100	12	20	33	12	13	7	3	2	0	0	3.4	3.2	+ .2
So. Dorchester	100	24	24	12	22	7	3	2	2	1	1/2	3.1	3.3	- .2
Boston	100	34	30	13	11	6	4	2	1	0	0	2.5	2.8	- .3

Based on 1150 observations (weighted).

Sources: Boston Redevelopment Authority Household Survey, conducted by Center for Survey Research, 1980.

U.S. Bureau of the Census, 1970 Census of Population.